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## Executive Summary Report

Appraisal Date 1/1/2006 - 2006 Assessment Roll

**Area Name / Number:** White Center / 77

**Previous Physical Inspection:** 2000

### Sales - Improved Summary:

Number of Sales: 785

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2005 Value</b>	\$73,100	\$157,000	\$230,100	\$254,600	90.4%	16.29%
<b>2006 Value</b>	\$87,600	\$163,000	\$250,600	\$254,600	98.4%	12.78%
<b>Change</b>	+\$14,500	+\$6,000	+\$20,500		+8.0%	-3.51%
<b>% Change</b>	+19.8%	+3.8%	+8.9%		+8.8%	-21.55%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.51% and -21.55% actually represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2005 Value</b>	\$75,600	\$157,600	\$233,200
<b>2006 Value</b>	\$92,700	\$156,500	\$249,200
<b>Percent Change</b>	+22.6%	-0.7%	+6.9%

Number of improved Parcels in the Population: 4537

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2005 or 2006 Assessment Roll improvement values of \$25,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

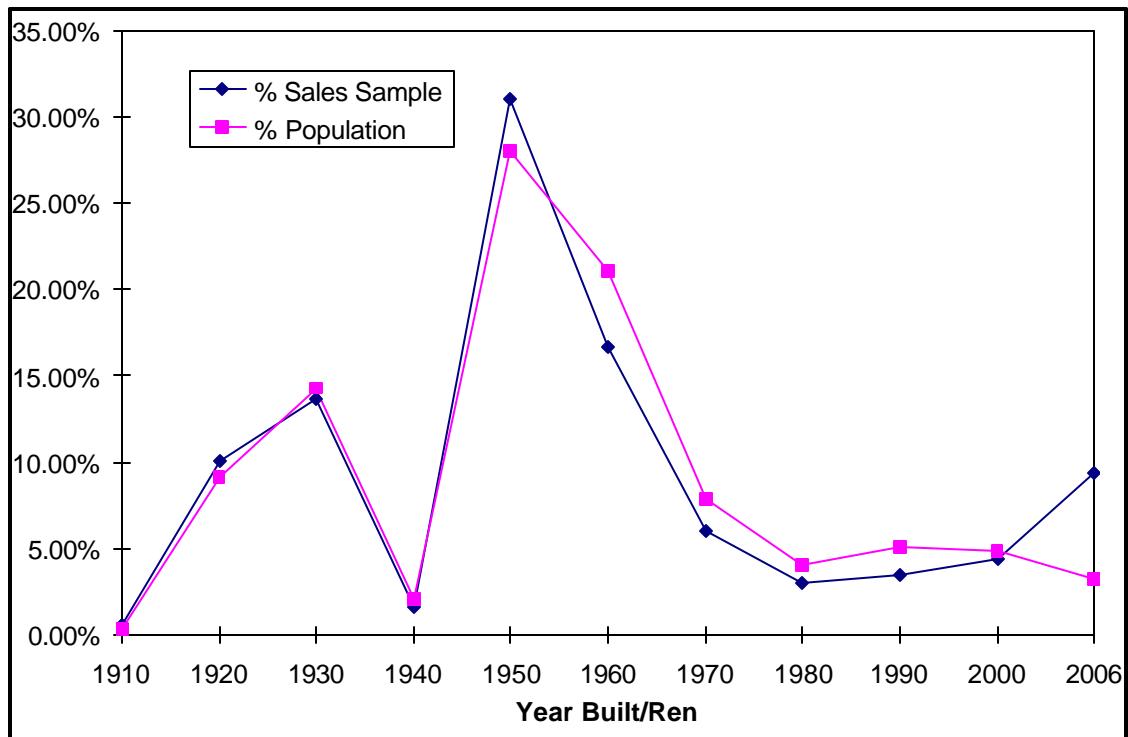
### Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2006 Assessment Roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	5	0.64%
1920	79	10.06%
1930	107	13.63%
1940	13	1.66%
1950	244	31.08%
1960	131	16.69%
1970	47	5.99%
1980	24	3.06%
1990	27	3.44%
2000	34	4.33%
2006	74	9.43%
	785	

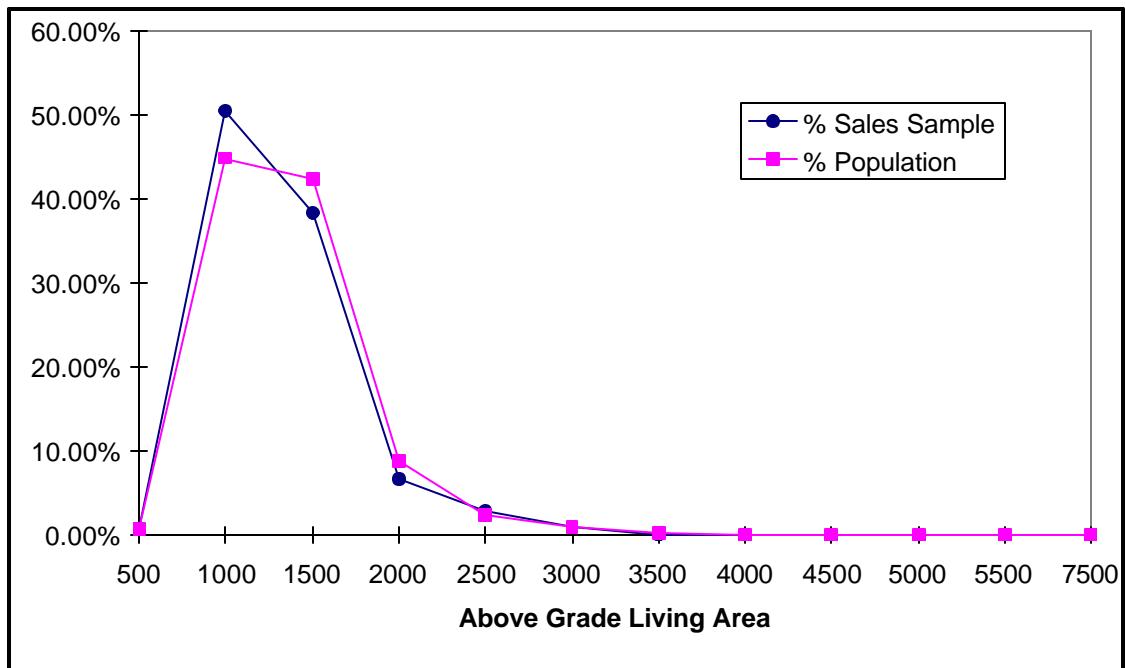
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	15	0.33%
1920	414	9.12%
1930	648	14.28%
1940	94	2.07%
1950	1269	27.97%
1960	955	21.05%
1970	358	7.89%
1980	185	4.08%
1990	231	5.09%
2000	219	4.83%
2006	149	3.28%
	4537	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

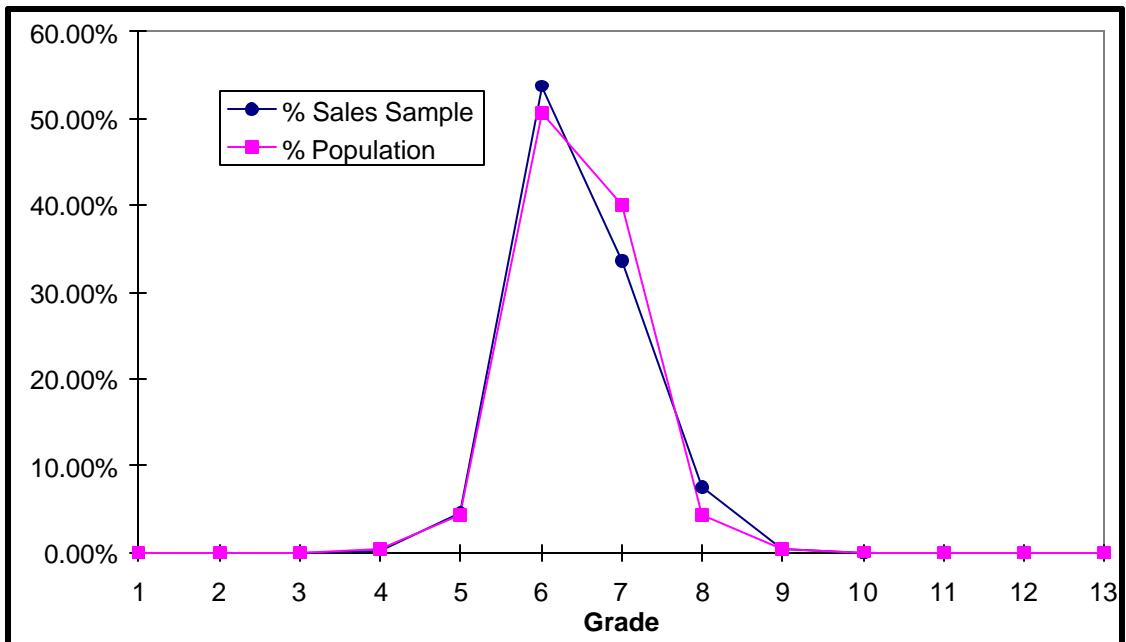
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	5	0.64%	500	29	0.64%
1000	397	50.57%	1000	2037	44.90%
1500	301	38.34%	1500	1921	42.34%
2000	52	6.62%	2000	399	8.79%
2500	23	2.93%	2500	104	2.29%
3000	7	0.89%	3000	38	0.84%
3500	0	0.00%	3500	8	0.18%
4000	0	0.00%	4000	0	0.00%
4500	0	0.00%	4500	1	0.02%
5000	0	0.00%	5000	0	0.00%
5500	0	0.00%	5500	0	0.00%
7500	0	0.00%	7500	0	0.00%
	785			4537	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

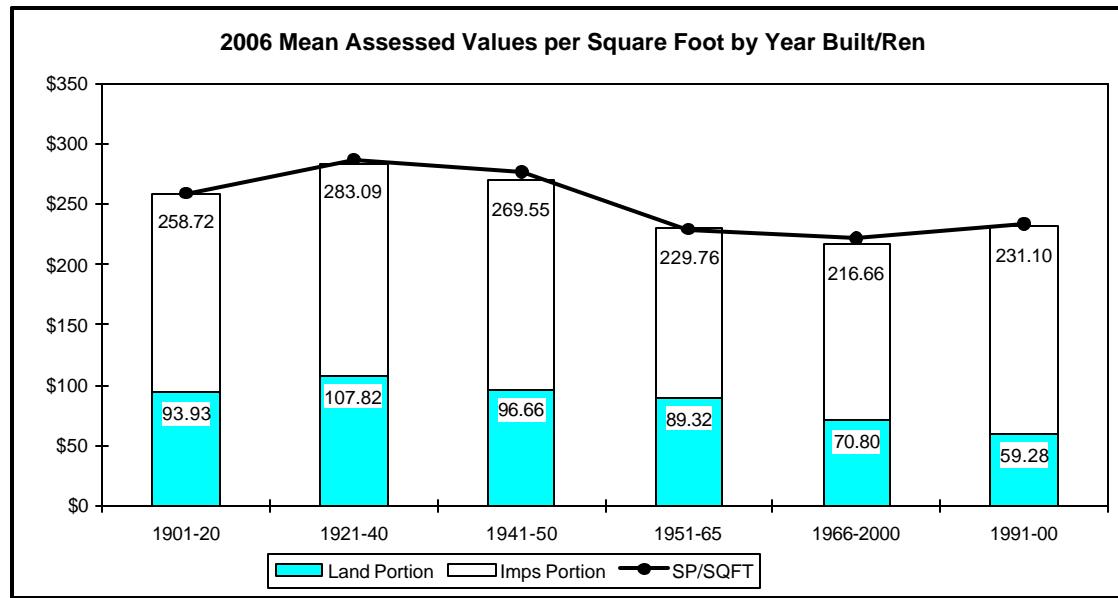
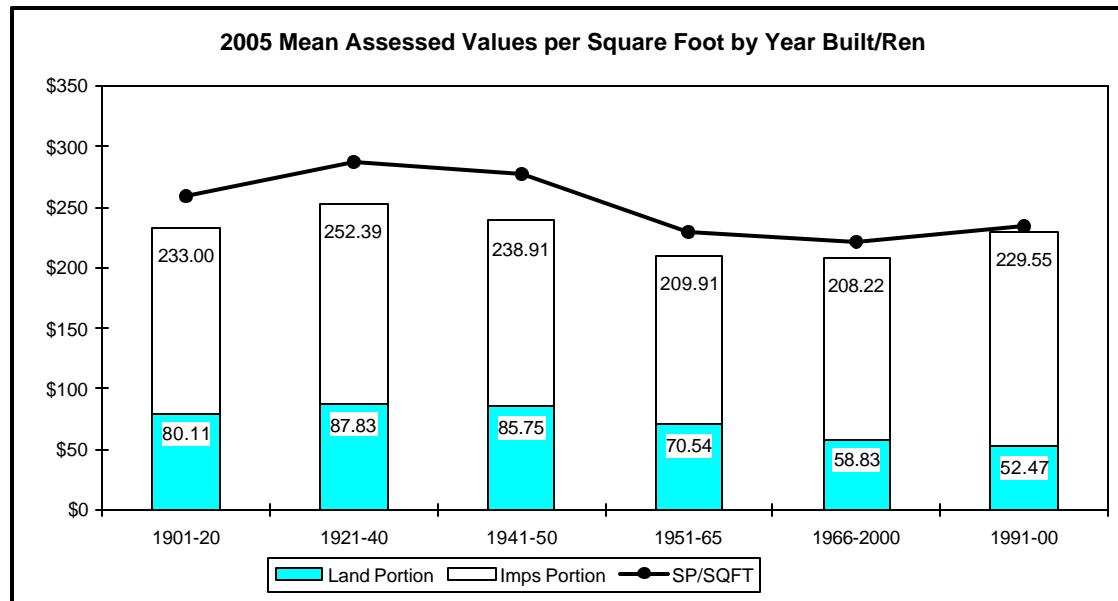
## ***Sales Sample Representation of Population - Grade***

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	2	0.25%	4	16	0.35%
5	35	4.46%	5	195	4.30%
6	422	53.76%	6	2293	50.54%
7	264	33.63%	7	1813	39.96%
8	59	7.52%	8	197	4.34%
9	3	0.38%	9	21	0.46%
10	0	0.00%	10	2	0.04%
11	0	0.00%	11	0	0.00%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
	785			4537	



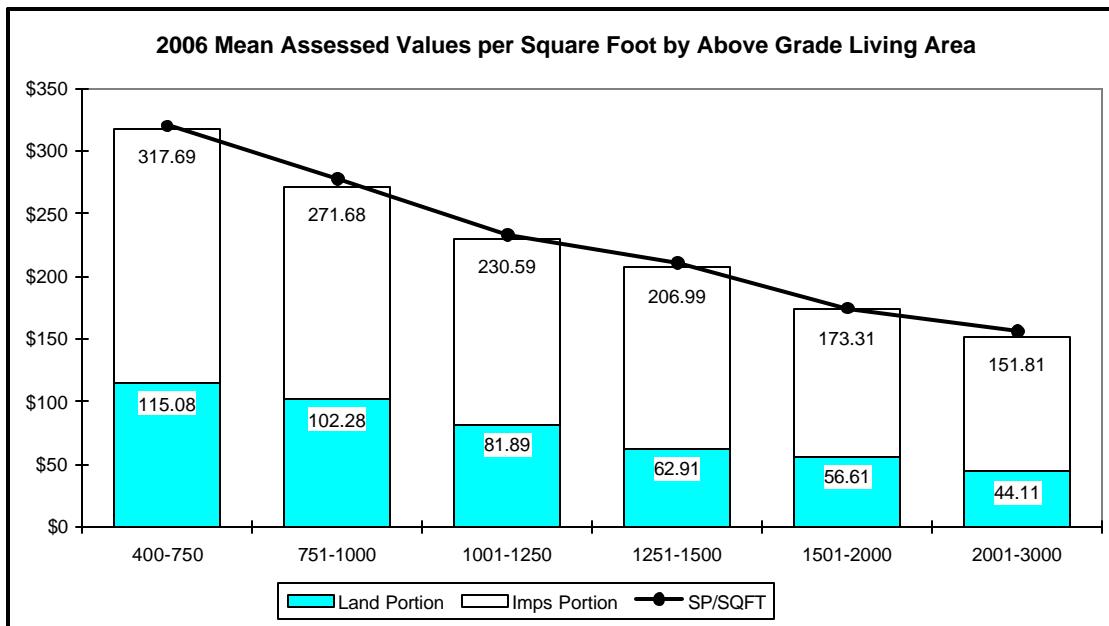
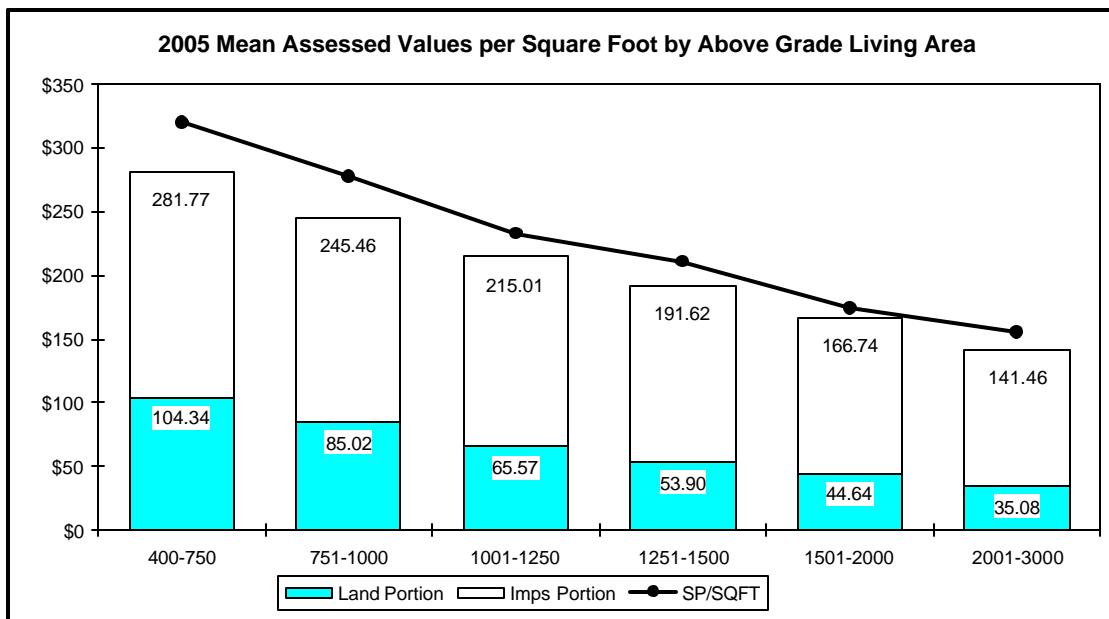
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values by Year Built or Year Renovated**



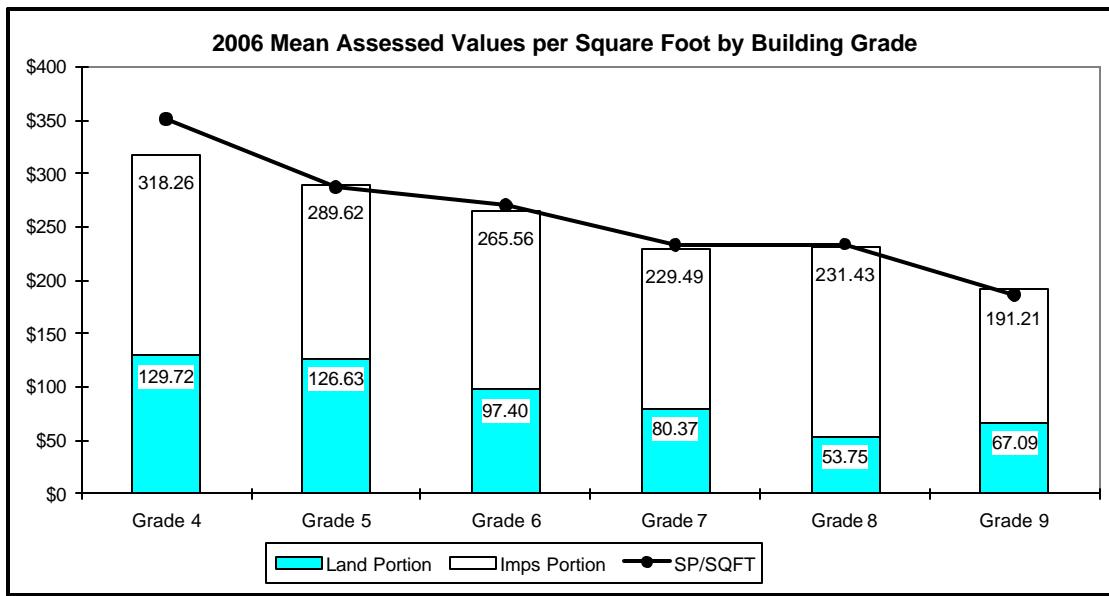
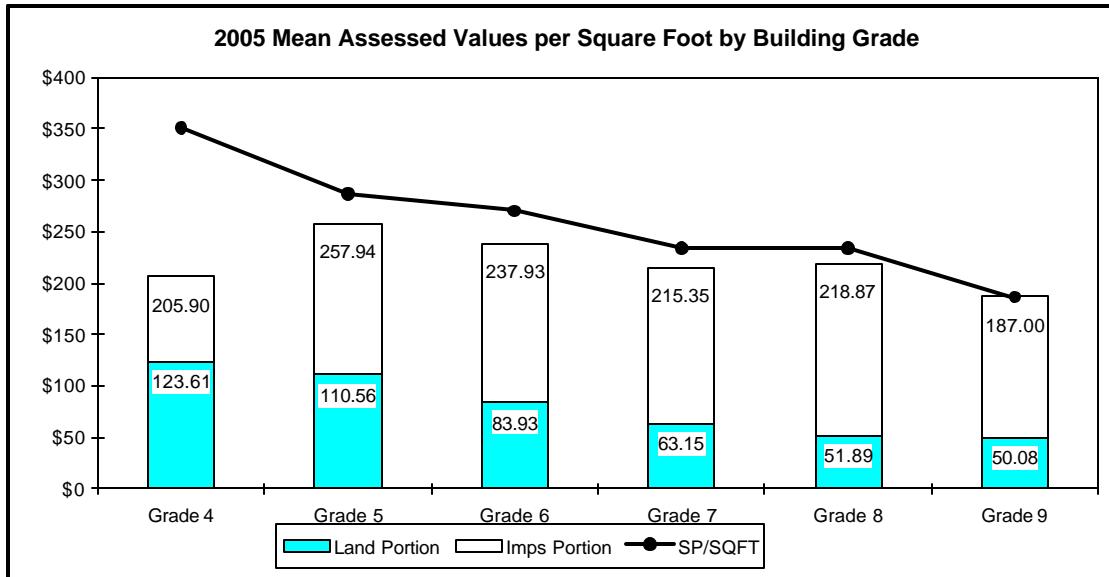
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values by Above Grade Living Area**



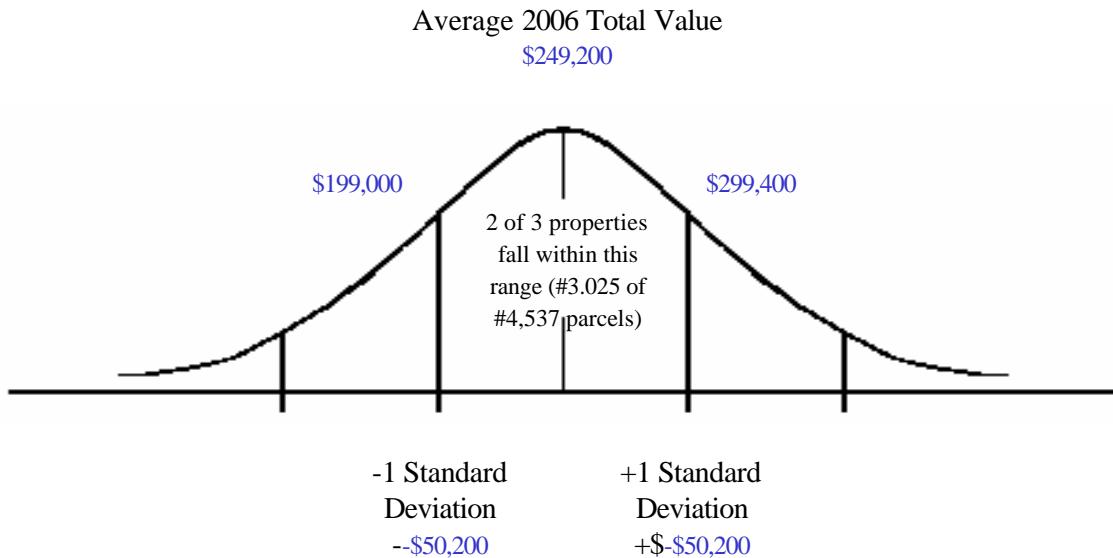
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## ***Comparison of 2005 and 2006 Per Square Foot Values by Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

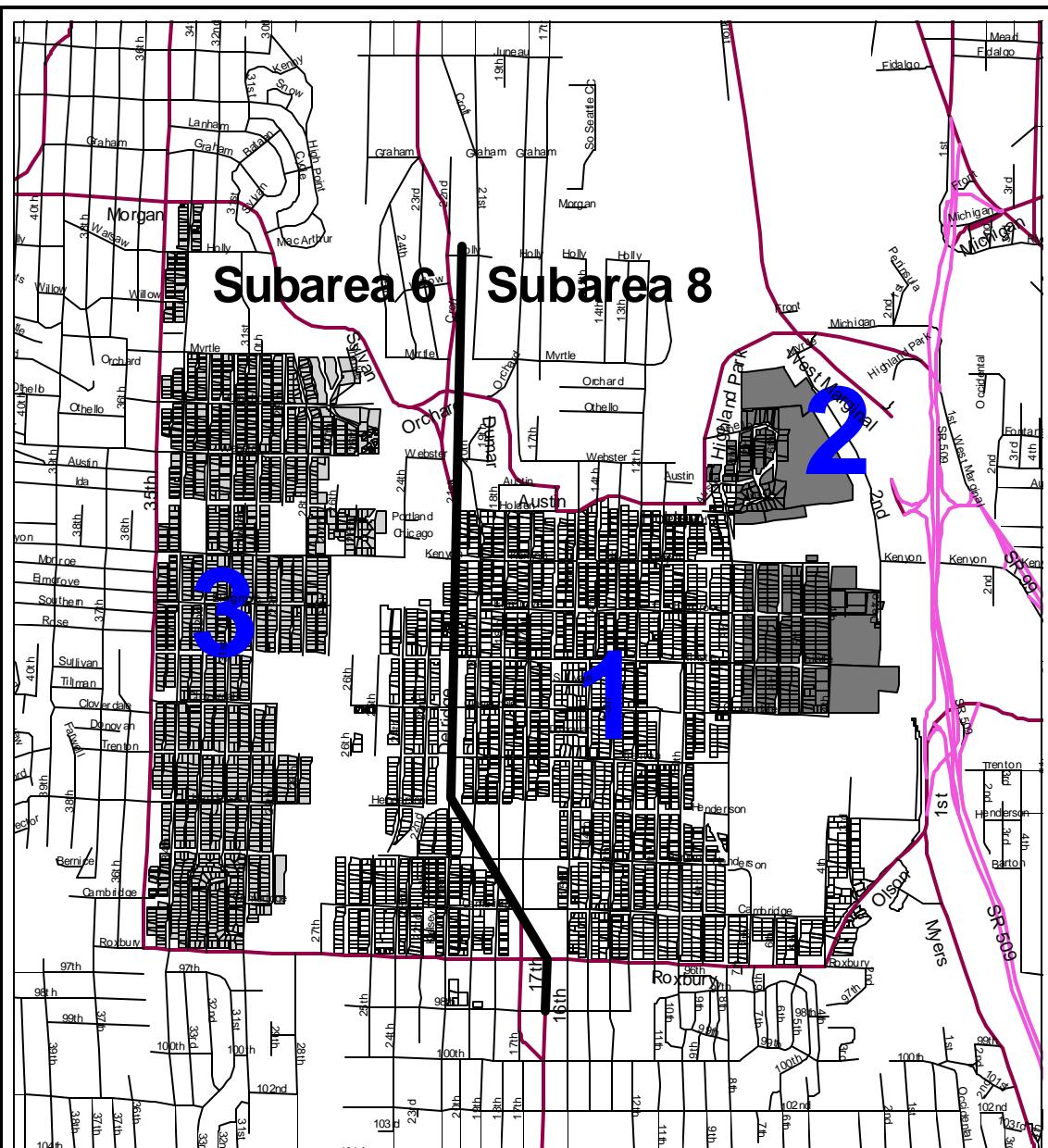
## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2005 or 2006 improvement values of \$25,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## Area Map



## AREA 77

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no warranties, expressed or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use of this map. Information contained on this map is provided for reference purposes only and may not be used for any sale of timber or real estate. Any use of this map is prohibited except by written permission of King County.

File Name: RP\_cisvalence77nhd.spr

N  
May 15, 2006  
0.05 0 0.05 0.1 0.15 0.2 Miles

Department of Assessments



### Legend

- King County Freeways derived from kcsn
  - King County Local Streets as defined by streets
  - King County Principal Streets derived from kcsn
- |             |
|-------------|
| Area 77.shp |
| 1           |
| 2           |
| 3           |

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- ⊕ Sales from 1/2003 to 1/2006 (at minimum) were considered in all analyses.
- ⊕ No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of three years of market information without time adjustments, averaged any net changes over that time period.
- ⊕ This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.

## ***Identification of the Area***

### **Name or Designation:**

Area Name: WHITE CENTER

### **Boundaries:**

Although the neighborhoods boundaries are irregular; the Northern boundary is Sylvan Way SW when between 35<sup>th</sup> Avenue SW to Delridge Way SW, then SW Holden Street and Highland Park Way when East of Delridge Way SW. The Eastern boundary is Detroit Avenue SW, together with First Avenue SW and Olsen Place SW. The Southern boundary is SW Roxbury Street and the Seattle City limits. The Eastern boundary is 35<sup>th</sup> Avenue SW.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

Area 77 is located in the Southern portion of West Seattle and within the City of Seattle. This area includes the market districts of White Center, Westwood, Highland Park, and the southern portion of High Point; together with a Commercial Business Districts along 35th Avenue SW Street, the intersection of SW Roxbury Way and Delridge Way SW, and at Westwood Town Center.

Area 77 has good access to downtown Seattle via the West Seattle Freeway or Hwy 509, both of which also provide access to Highway 99 and I-5. Area 77 also has close proximity to recreational opportunities in nearby Lincoln Park, High Point Community Center, Westcrest Park and other smaller local parks.

Though the majority of Area 77 is relatively flat, it is flanked by some sloped areas on the North East and a general rise in elevation nearby 35<sup>th</sup> Avenue SW. This provides some average Cascade Mountain and territorial views for homes in this area.

Area 77 appears as a homogeneous population of predominantly Grade 6's and 7's with a smaller number of lesser grade and superior grades also represented. There are some higher and lower condition considerations for improvements throughout the area.

Area 77 is divided into two Subareas by Del Ridge Way SW with Subarea 8 to the East and Subarea 6 to the West.

## ***Preliminary Ratio Analysis***

A Ratio Study was completed just prior to the application of the 2006 recommended values. This study benchmarks the current assessment level using 2005 posted values. The study was also repeated after application of the 2006 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 16.29% to 12.78%.

## ***Scope of Data***

### **Land Value Data:**

Vacant sales from 1/2003 to 1/2006 were given primary consideration for valuing land. In Area 77, approximately 96.6 % of all parcels have a house on them. Therefore, there are very few vacant parcels in this area and a very limited number of sales of vacant land. Vacant sales from 1/2003 to 1/2006 were utilized in Area 77 to develop a model for the valuation of each land parcel.

Additional supporting data was considered from older vacant sales, and sales from adjacent Areas. Due to the many possible combinations of adjustments for location, view, lot size, topography, traffic, etc; improved sales were also used as supporting information of land value and land characteristic adjustments. In addition; former characteristic adjustments were considered in developing the current land model. No tear down sales were utilized for this report.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Area 77 has 4747 parcels of which approximately 96.6 % are improved. Location, views, topography, lot size, and traffic are primary influences to land values. There were a very limited number of vacant parcel sales during the last three years. The Sales Comparison approach was utilized to value which was supplemented by the allocation approach and abstraction approach in the determination of land values. In addition, supporting sales in adjacent areas were considered together with allocation ratios from adjacent areas.

The area has three distinct neighborhoods which are known as White Center, Highland Park, and Westwood. In addition, a small portion of the High Point Area (High Point is generally North of Area 77 and nearby 35<sup>th</sup> Avenue SW) is included in Area 77. No significant difference was noted for this area and it was considered as part of the Westwood neighborhood. While the neighborhoods tend to be distinct, there is no clear boundary between them; rather gradual differences that increase with distance. These areas have been assigned neighborhood codes primarily as a means of identifying the different land values within them. Attached Area map indicates the identified neighborhoods.

Subarea differences were not considered a significant characteristic and were not considered in this valuation. In addition; preliminary statistical analysis, as well as final strata report results do not appear to indicate any market influence by Subarea differences.

#### **Neighborhood 1**

Neighborhood 1 is White Center and is generally bounded by SW Holden Street (N), Eight Avenue SW (E), SW Roxbury Street (S), and 24th Avenue SW (W).

Homes in this neighborhood enjoy close access to White Center shopping, as well as nearby public parks. Homes are typically from the early 1910's thru 1930's and the 1940 thru the mid 1950's. They are typically Grade 6's and 7's, though there are Grades from 5 and 8 represented in this neighborhood. Some of the lowest grade homes for Area 77 are located within Neighborhood 1

#### **Neighborhood 2**

Neighborhood 2 is Highland Park and is generally bounded by SW Highland Park Way (N), Detroit Avenue SW (E), SW Cloverdale Street (S), and Eight Avenue SW (W).

Homes in this neighborhood are of higher grades with typically Grade 7's and 8's, though there are Grades 6's, 9's and 10's. Homes are typically from the early 1910's thru 1930's and the 1940 thru the mid 1950's. There are some properties which enjoy views of Seattle and the Cascades in the Eastern portion of this neighborhood and the higher quality homes of the area are located there..

### **Neighborhood 3**

Neighborhood 3 is Westwood and is generally bounded by SW Sylvan Way (N), 24<sup>th</sup> Avenue SW Way (E), SW Roxbury Street (S), and 35<sup>th</sup> Avenue SW (W).

This neighborhood is generally considered as Westwood. This is considered a more desirable neighborhood with homes generally in the Grade 6's, 7's, as well as Grade 8's interspersed throughout. Homes are again from the early 1910's thru 1930's and the 1940 thru the mid 1950's. Homes along the Western portion of this neighborhood may have some average Cascade or Territorial views.

### **Land Table**

Land value was determined by utilizing a best fit curve with available sales adjusted for land characteristics. These adjustments are the same as listed in this report and have been applied to all properties with similar characteristics. This curve was found to be less applicable for parcels between 500SF and 4000SF, therefore a measured adjustment was applied to differences within this range. Parcels smaller than 1000SF were considered exception parcels. Lots larger than the enclosed table were also valued with the listed land formula located on the Land Table page.

Available land sales were limited to 15 sales. Land values were determined for the entire Area 77 in the manner as listed above. Neighborhood adjustments were applied to each neighborhood as indicated on the land table.

### **Topography Adjustments**

For properties which have been identified with Topography characteristics; an adjustment was made after EMV was calculated. A range of Topo values have been selected by each appraiser which ranged from 1 thru 4. These Topo values reflect the estimated market affect of topography upon the site as a percentage basis. Thus Topo = 1 indicates a 10% adjustment, Topo=2 indicates a 30% adjustment, Topo=3 indicates a 50% adjustment, and Topo=4 indicates a 70% adjustment. Parcels with these adjustments have notes in the Real Property application.

It should be noted that there are parcels in this area which have issues beyond the above noted adjustments to EMV calculations. These parcels received a reduction to table land value based upon an estimated loss in value due to a reduction of useable land. These parcels are indicated by a "Yes" under Topography Nuisance together with an accompanying note from the appraiser.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

**Land Value Model Calibration**

<b>AREA 77 Land Model w Neighborhood Adjustments</b>							
LOT	All	Nghd 1	Nghd 2	Nghd 3	Nghd1 L1/LDT	Nghd2 L1/LDT	Nghd3 L1/LDT
SF	Area	Factor 1.0	Factor 1.1	Factor 1.15	1.5 x Nghd 1	1.5 x Nghd 2	1.5 x Nghd 3
500	\$47,000	\$47,000	\$51,000	\$54,000	\$70,000	\$76,000	\$81,000
1000	\$49,000	\$49,000	\$53,000	\$56,000	\$73,000	\$79,000	\$84,000
1500	\$51,000	\$51,000	\$56,000	\$58,000	\$76,000	\$84,000	\$87,000
2000	\$53,000	\$53,000	\$58,000	\$60,000	\$79,000	\$87,000	\$90,000
2500	\$55,000	\$55,000	\$60,000	\$63,000	\$82,000	\$90,000	\$94,000
3000	\$57,000	\$57,000	\$62,000	\$65,000	\$85,000	\$93,000	\$97,000
3500	\$59,000	\$59,000	\$64,000	\$67,000	\$88,000	\$96,000	\$100,000
4000	\$61,000	\$61,000	\$67,000	\$70,000	\$91,000	\$100,000	\$105,000
4500	\$68,000	\$68,000	\$74,000	\$78,000	\$102,000	\$111,000	\$117,000
5000	\$75,000	\$75,000	\$82,000	\$86,000	\$112,000	\$123,000	\$129,000
5500	\$81,000	\$81,000	\$89,000	\$93,000	\$121,000	\$133,000	\$139,000
6000	\$86,000	\$86,000	\$94,000	\$98,000	\$129,000	\$141,000	\$147,000
6500	\$91,000	\$91,000	\$100,000	\$104,000	\$136,000	\$150,000	\$156,000
7000	\$95,000	\$95,000	\$104,000	\$109,000	\$142,000	\$156,000	\$163,000
7500	\$100,000	\$100,000	\$110,000	\$115,000	\$150,000	\$165,000	\$172,000
8000	\$103,000	\$103,000	\$113,000	\$118,000	\$154,000	\$169,000	\$177,000
8500	\$107,000	\$107,000	\$117,000	\$123,000	\$160,000	\$175,000	\$184,000
9000	\$111,000	\$111,000	\$122,000	\$127,000	\$166,000	\$183,000	\$190,000
9500	\$114,000	\$114,000	\$125,000	\$131,000	\$171,000	\$187,000	\$196,000
10000	\$117,000	\$117,000	\$128,000	\$134,000	\$175,000	\$192,000	\$201,000
11000	\$123,000	\$123,000	\$135,000	\$141,000	\$184,000	\$202,000	\$211,000
12000	\$128,000	\$128,000	\$140,000	\$147,000	\$192,000	\$210,000	\$220,000
13000	\$133,000	\$133,000	\$146,000	\$152,000	\$199,000	\$219,000	\$228,000
14000	\$138,000	\$138,000	\$151,000	\$158,000	\$207,000	\$226,000	\$237,000
15000	\$142,000	\$142,000	\$156,000	\$163,000	\$213,000	\$234,000	\$244,000
16000	\$146,000	\$146,000	\$160,000	\$167,000	\$219,000	\$240,000	\$250,000
17000	\$149,000	\$149,000	\$163,000	\$171,000	\$223,000	\$244,000	\$256,000
18000	\$153,000	\$153,000	\$168,000	\$175,000	\$229,000	\$252,000	\$262,000
19000	\$156,000	\$156,000	\$171,000	\$179,000	\$234,000	\$256,000	\$268,000
20000	\$159,000	\$159,000	\$174,000	\$182,000	\$238,000	\$261,000	\$273,000
21000	\$162,000	\$162,000	\$178,000	\$186,000	\$243,000	\$267,000	\$279,000
22000	\$165,000	\$165,000	\$181,000	\$189,000	\$247,000	\$271,000	\$283,000
23000	\$168,000	\$168,000	\$184,000	\$193,000	\$252,000	\$276,000	\$289,000
24000	\$170,000	\$170,000	\$187,000	\$195,000	\$255,000	\$280,000	\$292,000
25000	\$173,000	\$173,000	\$190,000	\$198,000	\$259,000	\$285,000	\$297,000
26000	\$175,000	\$175,000	\$192,000	\$201,000	\$262,000	\$288,000	\$301,000
27000	\$178,000	\$178,000	\$195,000	\$204,000	\$267,000	\$292,000	\$306,000
28000	\$180,000	\$180,000	\$198,000	\$207,000	\$270,000	\$297,000	\$310,000
29000	\$182,000	\$182,000	\$200,000	\$209,000	\$273,000	\$300,000	\$313,000
30000	\$184,000	\$184,000	\$202,000	\$211,000	\$276,000	\$303,000	\$316,000
35000	\$193,000	\$193,000	\$212,000	\$221,000	\$289,000	\$318,000	\$331,000
40000	\$201,000	\$201,000	\$221,000	\$231,000	\$301,000	\$331,000	\$346,000
45000	\$209,000	\$209,000	\$229,000	\$240,000	\$313,000	\$343,000	\$360,000

## AREA 77 Land Model

### Other Adjustments

Traffic Influence	Adjustment
None	1.00
Moderate	0.95
Heavy	0.90
Extreme	0.85

Seattle Skyline View	Adjustment
None	1.00
Average	1.15
Good	1.30

Topo Allocation (in Note Field)	Adjustment
10% Allocation	Topo=1
30% Allocation	Topo=2
50% Allocation	Topo=3
70% Allocation	Topo=4

**Allocation adjustments are made after EMV has been calculated**

Cascade/Olympic Mtn View	Adjustment
None	1.00
Average	1.10
Good	1.15
Excellent	1.20

LAND CALCULATION
For parcels larger than 45000SF:
$y = 60865\ln(x) - 443039$ where x=SF rounded down to nearest 1000, then Neighborhood & Other Adjustments

Territorial View	Adjustment
None	1.00
Average	1.10
Good	1.15
Excellent	1.20

**View considers the superior view exclusively; that which results in the highest adjustment.**

***Vacant Sales Used In This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
6	300480	0160	05/23/03	\$119,000	7874	N	N
6	798540	0356	04/29/05	\$130,000	26000	N	N
8	211370	0040	08/12/03	\$70,000	3858	N	N
8	211370	0581	5/24/2004	\$65,000	4001	N	N
8	329870	0980	07/08/04	\$108,500	9510	N	N
8	513200	0162	09/27/04	\$85,000	5006	N	N
8	537020	0120	01/27/05	\$75,000	4778	N	N
8	789980	0345	02/13/03	\$161,000	5120	Y	N
8	797260	0220	09/28/04	\$95,000	7620	Y	N
8	797260	0220	06/09/03	\$75,000	7620	Y	N
8	797260	0305	06/03/05	\$100,000	7649	N	N
8	797260	1665	03/25/03	\$200,000	30075	N	N
8	797260	1935	10/28/04	\$116,800	7620	N	N
8	797260	1935	05/06/03	\$75,000	7620	N	N
8	797260	2600	06/05/03	\$95,000	7620	Y	N

***Vacant Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	085900	0020	07/27/05	\$250,000	NOT AVAILABLE AT TIME OF MODEL BUILDING
6	085900	0109	02/02/04	\$90,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	223500	0065	04/25/05	\$65,000	LEASE OR LEASE-HOLD;
8	211370	0720	07/20/05	\$120,000	NON-REPRESENTATIVE SALE;
8	329870	0416	05/17/04	\$40,000	BUILDER OR DEVELOPER SALES
8	329870	0896	09/30/05	\$43,100	NO MARKET EXPOSURE;
8	537020	0208	09/14/05	\$80,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	789980	0418	02/28/03	\$55,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	1600	11/24/03	\$185,000	MULTI PARCEL SALE
8	797260	1605	11/24/03	\$185,000	MULTI PARCEL SALE
8	797260	1660	04/23/04	\$200,000	NON-REPRESENTATIVE SALE;
8	797260	1660	04/04/05	\$290,000	NO MARKET EXPOSURE;
8	797260	4160	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;
8	797260	4255	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;
8	797260	4260	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development.

Additionally, all sales from 1/2003 to 1/2006 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

785 sales from 1/2003 to 1/2006 were used to value the 4537 improved parcels in Area 77. The sales sample represented the population well for most characteristics. Data used in the valuation models reflects the property characteristics at the time of the sale. There are some properties where the current data is different than the sales data due to the property being remodeled or changed in some manner.

Area 77 had one valuation model used to determine total assessed value and this model was cost based. Subareas utilized the same formula with adjustments being made within the formula for neighborhood differences. The formula used was derived through regression analysis.

There were some cases where the valuation model was not applicable. Those tended to be where the population was not adequately represented by the sales samples. Some examples of this are where the grade of the house is less than 4, multiple buildings, and condition lower than fair. Other valuation tools such as cost and cost less depreciation were available to aid in selecting a value for these types of properties. Properties with more than one living unit were valued at EMV. Properties with more than one detached improvement were typically valued at EMV for primary unit and RCNLD for the additional units.

The following were considered exception parcels in the model building process:

**EMV < BASELAND**  
**MULTIPLE BUILDINGS**  
**GRADE < 4**  
**GRADE > 9**  
**LOT SIZE < 1000**  
**CONDITION= POOR**  
**OBSOLESCENCE > 0**  
**% COMPLETE > 0**  
**NET CONDITION > 0**  
**UNFINISHED AREAS**

Except as noted above; all Grades and Conditions appeared to be realized by the Cost based model with no further adjustment were considered necessary beyond calculated EMV.

*In all cases, appraiser judgment was used in selecting the value for each parcel.*

## Improved Parcel Total Value Model Calibration

### Estimated Market Value Equation / Multiplicative Model / Area 77

#### Base EMV Model

Variables	Definitions/Transformations
Nghb2YN	Neighborhood 2 = Yes/No *(LN(10))
Nghb3YN	Neighborhood 3 = Yes/No *(LN(10))
BldgRcnC	Building Reconstruction Cost New = LN(BuildingRCN/1000)
AccyRcnldC	Accy Reconstruction Cost Less Depr = LN(AccyRCNL/100)+1
AgeC	Age = LN(Age+1)
OldAgeYN	Old Age(Age>65) = Yes/No*(LN(10))
Grade5minusYN	Grade 5 and Below = Yes/No *(LN(10))
Grade7YN	Grade 7 = Yes/No *(LN(10))
Grade8plusYN	Grade 8 and Above = Yes/No *(LN(10))
FairYN	Fair Condition = Yes/No *(LN(10))
GoodYN	Good Condition = Yes/No *(LN(10))
VGoodYN	Very Good Condition = Yes/No *(LN(10))
FlrAboveFstC	Floors Above First = LN(((SndFlr+HlfFlr+UprFlr)/100)+1)
LotsizeC	Lot Size (SF) = LN(SqFtLot/100)
TotViewC	Total View = LN((MtR+Oly+Cascade+Terr+SeaSky+ PugSnd+LkWa+LkSam+SmlkRvCr+OthView)+1)
SmallLotYN	Small Lot (SqFtLot<3000) = Yes/No*(LN(10))

LN represents conversion to Natural Log

Please Note: The above definitions are designed as a basic written explanation of the variables for the total valuation model for this area. The above variable transformations are not written in a mathematical format.

#### MODEL

$4.440304 + 4.252881E-02 * \text{Nghb2YN} + 5.593742E-02 * \text{Nghb3YN} + .2089889 * \text{BldgRcnC} +$   
 $8.755589E-03 * \text{AccyRcnldC} - 6.225292E-02 * \text{AgeC} + 2.211018E-02 * \text{OldAgeYN} -$   
 $4.423049E-02 * \text{Grade5minusYN} + 1.979797E-02 * \text{Grade7YN} + 5.457117E-$   
 $-02 * \text{Grade8plusYN} - 6.873659E-02 * \text{FairYN} + 4.847629E-02 * \text{GoodYN} +$   
 $.0931617 * \text{VGoodYN} + 2.014323E-02 * \text{FlrAboveFstC} + 1.822889E-02 * \text{TotBsmtC} +$   
 $4.457126E-02 * \text{LotsizeC} + 3.222709E-02 * \text{TotViewC} - 6.176946E-02 * \text{SmallLotYN}$

Total Value (EMV) = Exponential of the Sum of Coefficients times 1000

**EMV values were not generated for (and were valued as):**

**Buildings with Grade less than 4 or greater than 9  
(Grade 3's and Grade 10's were valued at Land+RCNLD)**

**Buildings where Condition equals Poor  
(Poor condition valued at Land+RCNLD)**

**Parcels with more than one building  
(Main building was valued at EMV+RCNLD for additional buildings)**

**If total EMV is less than base land value  
( Land + A derivative of the depreciated building cost)**

**Buildings with % obsolescence greater than 0  
(EMV less %obsolescence)**

**Buildings with % net condition greater than 0  
(Land + a depreciated RCN)**

**Buildings < 100% complete or containing any unfinished areas  
(EMV \* % complete)**

**Lot size less than 1,000 square feet  
(10 parcels in population – valued previous value or appraiser addressed parcel specific issues on an individual basis)**

**Townhomes  
(Townhomes were valued at EMV X .90)**

## Glossary for Improved Sales

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0750	09/29/03	\$145,000	410	0	5	1959	3	5120	N	N	7152 31ST AV SW
6	798540	0215	09/27/05	\$196,000	500	0	5	1943	3	5100	N	N	7744 28TH AV SW
6	812210	0555	12/07/04	\$183,000	520	0	5	1928	3	5040	N	N	7329 31ST AV SW
6	436370	0095	09/07/05	\$255,000	560	220	5	1918	4	7860	N	N	7951 30TH AV SW
6	436470	0305	06/09/04	\$229,950	570	0	5	1920	5	7920	N	N	3021 SW THISTLE ST
6	436570	0055	12/23/04	\$180,640	610	0	5	1925	3	7440	N	N	8831 24TH AV SW
6	436470	0660	10/19/05	\$205,000	650	0	5	1944	4	7560	N	N	8627 30TH AV SW
6	812210	0705	09/17/04	\$167,000	650	0	5	1926	5	5040	N	N	7131 31ST AV SW
6	926920	0995	09/09/03	\$166,000	660	0	5	1928	3	6150	N	N	7549 28TH AV SW
6	926920	0520	12/16/05	\$180,000	670	0	5	1920	3	4920	N	N	7545 31ST AV SW
6	193230	0065	05/18/05	\$216,700	810	0	5	1910	3	5900	N	N	7732 35TH AV SW
6	436570	0070	08/27/04	\$181,000	540	0	6	1924	3	7440	N	N	8837 24TH AV SW
6	812210	1176	06/07/05	\$277,600	570	0	6	1928	3	4959	Y	N	7116 30TH AV SW
6	362403	9078	07/06/04	\$225,000	610	0	6	1941	3	5200	N	N	8123 31ST AV SW
6	815010	0245	11/22/05	\$267,000	620	0	6	1941	4	4760	N	N	8145 34TH AV SW
6	815010	0275	09/24/03	\$235,000	620	0	6	1941	3	4760	N	N	8121 34TH AV SW
6	935290	0700	05/25/05	\$242,500	620	0	6	1941	4	5040	N	N	9456 21ST AV SW
6	926920	0545	11/05/03	\$225,000	620	0	6	1926	3	4797	N	N	7552 31ST AV SW
6	436570	0200	04/13/05	\$185,000	620	0	6	1925	3	7380	N	N	8856 24TH AV SW
6	926920	0580	05/27/03	\$239,500	630	350	6	1928	4	7380	N	N	7526 31ST AV SW
6	812210	0910	05/19/05	\$330,000	640	0	6	1928	5	5120	N	N	7344 31ST AV SW
6	436570	0025	02/22/05	\$210,000	640	0	6	1925	3	7440	N	N	8815 24TH AV SW
6	193230	0115	06/15/04	\$273,950	640	600	6	1919	4	6254	N	N	7756 35TH AV SW
6	500500	0090	08/25/03	\$180,000	670	0	6	1941	3	4000	N	N	9211 21ST AV SW
6	500500	0115	04/22/05	\$228,000	670	0	6	1941	3	4000	N	N	9231 21ST AV SW
6	500500	0145	01/24/03	\$164,950	670	0	6	1941	3	4000	N	N	9255 21ST AV SW
6	500500	0295	06/16/04	\$210,000	670	0	6	1941	4	4000	N	N	9455 21ST AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	926920	0615	04/28/03	\$191,000	670	0	6	1941	4	4331	N	N	3023 SW WEBSTER ST
6	926920	0665	04/22/05	\$253,000	670	0	6	1941	4	4920	N	N	7521 30TH AV SW
6	926920	0690	01/22/03	\$173,400	670	0	6	1941	3	4920	N	N	7541 30TH AV SW
6	812210	0465	08/05/05	\$259,000	690	0	6	1941	3	5040	N	N	7340 32ND AV SW
6	745250	0500	06/15/05	\$272,130	700	0	6	1951	5	5000	N	N	9275 31ST AV SW
6	745250	0580	03/21/03	\$188,000	700	0	6	1951	3	5000	N	N	9356 31ST PL SW
6	745250	0655	04/12/05	\$253,000	700	0	6	1951	4	5000	N	N	9311 30TH AV SW
6	745250	0770	09/14/05	\$266,500	700	0	6	1951	5	5150	N	N	9230 31ST AV SW
6	085900	0120	09/02/04	\$195,000	700	0	6	1950	3	7740	N	N	8632 22ND AV SW
6	745250	0050	08/23/05	\$232,500	700	0	6	1949	3	5000	N	N	9347 32ND AV SW
6	926920	0560	08/12/05	\$302,000	700	0	6	1926	4	4920	N	N	7536 31ST AV SW
6	436520	0800	09/07/05	\$312,950	700	0	6	1923	4	7800	N	N	9044 32ND AV SW
6	948570	0290	10/06/05	\$235,000	710	120	6	1953	3	7440	N	N	8143 22ND AV SW
6	745250	0190	07/16/03	\$214,950	710	0	6	1950	3	5050	N	N	9258 34TH AV SW
6	745300	0030	09/15/05	\$292,000	710	0	6	1950	4	5000	N	N	9359 32ND AV SW
6	812210	0560	06/24/05	\$270,000	710	0	6	1942	4	5040	N	N	7333 31ST AV SW
6	812210	0760	10/07/05	\$245,000	710	0	6	1942	3	5120	N	N	7146 31ST AV SW
6	812210	1146	10/11/05	\$320,000	710	0	6	1942	4	5200	Y	N	7152 30TH AV SW
6	436370	0090	10/27/05	\$239,950	710	0	6	1940	3	7500	N	N	7948 31ST AV SW
6	812210	0500	03/22/05	\$320,000	710	350	6	1927	4	5040	N	N	7312 32ND AV SW
6	926920	0780	06/15/04	\$250,000	720	0	6	1949	3	4340	N	N	2917 SW WEBSTER ST
6	555030	0175	06/07/04	\$207,000	720	0	6	1943	4	6400	N	N	8150 28TH AV SW
6	812310	0105	11/21/05	\$309,000	720	0	6	1942	4	5000	Y	N	7115 32ND AV SW
6	436370	0290	09/19/05	\$239,000	720	0	6	1928	4	7860	N	N	8139 30TH AV SW
6	436570	0180	06/09/05	\$250,000	720	0	6	1924	4	7440	N	N	8844 24TH AV SW
6	745250	0465	06/26/03	\$166,500	730	0	6	1951	3	6100	N	N	9327 31ST AV SW
6	745250	0615	10/21/05	\$250,450	730	730	6	1951	4	5000	N	N	3030 SW ROXBURY ST
6	745250	0170	08/30/04	\$210,502	730	0	6	1950	3	4950	N	N	9234 34TH AV SW
6	223500	0099	03/20/03	\$178,000	730	0	6	1949	3	6250	N	N	6737 34TH AV SW
6	223500	0109	08/13/03	\$178,000	730	0	6	1949	3	6250	N	N	6729 34TH AV SW
6	555030	0080	06/01/05	\$247,500	730	0	6	1944	3	6400	Y	N	7923 27TH AV SW
6	815010	0100	11/16/04	\$225,950	730	0	6	1940	3	4800	N	N	7943 34TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0410	06/23/05	\$240,000	730	0	6	1928	3	5040	Y	N	7333 32ND AV SW
6	812210	0695	04/23/03	\$198,000	730	540	6	1926	3	5040	N	N	7121 31ST AV SW
6	436520	0105	09/22/05	\$254,005	730	0	6	1922	3	7360	N	N	3221 SW TRENTON ST
6	436470	0110	06/28/05	\$315,000	730	0	6	1919	4	7747	N	N	8403 32ND AV SW
6	500500	0235	03/16/04	\$218,500	740	0	6	1941	4	4000	N	N	9407 21ST AV SW
6	812210	0235	08/25/05	\$310,000	740	220	6	1940	3	6250	Y	N	7148 34TH AV SW
6	260830	0097	10/28/04	\$180,450	750	0	6	2004	3	1522	N	N	8129 A DELRIDGE WY SW
6	260830	0099	12/01/04	\$180,500	750	0	6	2004	3	1209	N	N	8129 DELRIDGE WY SW
6	812210	0392	05/18/05	\$285,000	750	0	6	1942	4	5026	Y	N	7317 32ND AV SW
6	436420	0075	06/02/05	\$290,500	750	0	6	1941	4	5120	N	N	7920 34TH AV SW
6	436470	0400	09/08/05	\$225,950	760	0	6	1924	3	7560	N	N	8451 30TH AV SW
6	812210	0745	05/02/05	\$246,000	760	0	6	1924	3	5120	N	N	7156 31ST AV SW
6	436470	0030	05/14/03	\$209,500	770	0	6	1948	3	7140	N	N	8415 34TH AV SW
6	436470	0880	06/23/04	\$235,500	770	0	6	1948	3	7560	N	N	8627 32ND AV SW
6	812210	0905	03/02/04	\$303,250	770	770	6	1943	4	5120	N	N	7350 31ST AV SW
6	436420	0010	06/08/04	\$241,500	770	400	6	1942	3	3948	N	N	3221 SW KENYON ST
6	436420	0046	07/08/03	\$190,500	770	0	6	1941	3	5120	N	N	7919 32ND AV SW
6	812210	0630	09/02/05	\$297,500	770	0	6	1927	3	5040	N	N	7130 32ND AV SW
6	812210	0355	06/23/05	\$282,000	770	0	6	1925	3	7560	Y	N	7310 34TH AV SW
6	745100	0015	04/05/05	\$248,000	780	0	6	1954	3	7500	N	N	8815 28TH AV SW
6	555030	0070	04/30/04	\$225,000	780	0	6	1944	4	7680	N	N	7939 27TH AV SW
6	555030	0110	09/15/04	\$267,000	780	740	6	1944	4	6400	N	N	8110 28TH AV SW
6	935290	0695	07/14/04	\$191,000	780	700	6	1944	4	5670	N	N	9458 21ST AV SW
6	193230	0495	06/30/03	\$225,000	780	0	6	1942	4	5289	N	N	7703 31ST AV SW
6	812210	1070	03/31/04	\$279,000	780	780	6	1942	4	5850	Y	N	7324 30TH AV SW
6	926920	0370	12/05/05	\$245,000	780	0	6	1942	3	4800	N	N	7548 32ND AV SW
6	500500	0105	06/15/04	\$187,000	780	0	6	1941	3	4000	N	N	9223 21ST AV SW
6	555030	0020	12/02/04	\$254,000	780	580	6	1941	4	7680	N	N	7920 28TH AV SW
6	815010	0055	01/07/05	\$220,000	780	0	6	1940	3	4800	N	N	7940 35TH AV SW
6	815010	0160	08/25/03	\$233,000	780	0	6	1940	3	4800	N	N	8106 35TH AV SW
6	815010	0175	07/02/03	\$174,500	780	0	6	1940	3	4800	N	N	8116 35TH AV SW
6	935290	0420	10/21/05	\$257,000	780	260	6	1920	4	5120	N	N	9230 20TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	745250	0645	10/29/03	\$212,000	790	0	6	1951	3	4876	N	N	9323 30TH AV SW
6	812310	0080	06/26/03	\$253,000	790	790	6	1949	3	5040	Y	N	3223 SW MYRTLE ST
6	812260	0025	03/14/05	\$310,000	790	630	6	1945	4	5180	N	N	7134 29TH AV SW
6	812260	0205	12/02/05	\$385,000	790	700	6	1945	4	6396	Y	N	7108 28TH AV SW
6	926920	0814	02/11/03	\$230,200	790	0	6	1945	3	6125	N	N	7527 29TH AV SW
6	362403	9099	02/23/05	\$261,450	800	0	6	1948	4	6800	N	N	8147 31ST AV SW
6	436420	0241	04/20/04	\$260,000	800	200	6	1946	3	8448	N	N	8115 32ND AV SW
6	436570	0485	10/21/03	\$195,000	800	0	6	1924	4	9720	N	N	9051 21ST AV SW
6	745300	0105	11/16/05	\$256,000	810	100	6	1951	4	5490	N	N	3110 SW ROXBURY ST
6	362403	9112	07/15/05	\$286,000	810	450	6	1950	3	4880	N	N	7910 32ND AV SW
6	812210	1096	09/02/04	\$249,950	810	110	6	1945	4	6500	N	N	7307 29TH AV SW
6	812210	1100	01/22/03	\$200,000	810	110	6	1945	3	6500	N	N	7313 29TH AV SW
6	812210	1271	02/07/05	\$347,000	810	300	6	1945	3	6250	N	N	7322 29TH AV SW
6	812260	0170	05/26/04	\$255,000	810	140	6	1945	4	6250	N	N	7332 28TH AV SW
6	926920	0819	02/21/05	\$304,000	810	100	6	1945	4	6125	N	N	7533 29TH AV SW
6	926920	0841	03/17/04	\$258,000	810	0	6	1945	4	6125	N	N	7551 29TH AV SW
6	555030	0270	05/09/05	\$278,000	810	0	6	1944	4	6208	N	N	2711 SW ELMGROVE ST
6	812210	0700	11/28/05	\$302,400	810	350	6	1942	3	5040	N	N	7125 31ST AV SW
6	812260	0100	12/11/03	\$246,000	820	0	6	1945	3	5776	N	N	7323 28TH AV SW
6	812870	0155	09/29/04	\$244,500	830	0	6	1953	3	4176	N	N	8103 28TH AV SW
6	812210	1230	04/18/03	\$238,000	830	0	6	1945	3	6630	N	N	7147 29TH AV SW
6	815010	0126	10/25/04	\$291,700	830	800	6	1940	4	6000	N	N	7919 34TH AV SW
6	812210	0665	01/05/04	\$255,000	830	0	6	1927	3	5796	N	N	7102 32ND AV SW
6	436570	0475	12/02/05	\$262,000	840	0	6	1951	3	10800	Y	N	9044 22ND AV SW
6	436420	0045	08/24/05	\$281,000	840	0	6	1941	4	5120	N	N	7915 32ND AV SW
6	745250	0540	06/22/05	\$262,000	850	0	6	1951	4	5000	N	N	9316 31ST PL SW
6	812310	0065	07/28/04	\$282,000	850	620	6	1926	4	7500	Y	N	7110 34TH AV SW
6	436470	0365	09/04/03	\$264,950	850	800	6	1916	4	7560	N	N	8433 30TH AV SW
6	745250	0365	01/29/03	\$180,000	870	0	6	1950	3	5400	N	N	9238 32ND AV SW
6	812210	0960	09/05/03	\$244,900	870	0	6	1924	3	5120	N	N	7306 31ST AV SW
6	436370	0139	06/06/03	\$256,000	870	0	6	1922	3	8052	Y	N	7920 30TH AV SW
6	745250	0455	10/13/03	\$202,000	890	0	6	1951	3	9225	N	N	3023 SW CAMBRIDGE ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	681810	0045	11/05/04	\$300,000	890	680	6	1950	4	8475	N	N	7711 30TH AV SW
6	812210	0780	01/02/04	\$226,600	890	0	6	1942	3	5120	N	N	7130 31ST AV SW
6	812210	1081	07/05/05	\$335,700	890	750	6	1942	5	5850	Y	N	7310 30TH AV SW
6	362403	9073	05/04/05	\$259,000	890	0	6	1941	4	5200	N	N	7925 31ST AV SW
6	935290	0425	08/12/05	\$249,000	900	0	6	1952	4	7680	N	N	9224 20TH AV SW
6	815010	0030	06/23/05	\$300,000	900	0	6	1941	3	7200	N	N	7924 35TH AV SW
6	534720	0275	04/11/05	\$286,200	910	0	6	1952	4	5490	N	N	9407 34TH AV SW
6	362403	9105	05/26/04	\$160,000	910	0	6	1949	2	5600	N	N	7939 DELRIDGE WY SW
6	085900	0140	08/26/04	\$220,000	920	0	6	1953	3	7616	N	N	2122 SW TRENTON ST
6	436520	0740	09/14/04	\$234,000	920	0	6	1949	3	7740	N	N	9008 32ND AV SW
6	327780	1599	12/02/05	\$344,500	920	0	6	1947	3	6600	N	N	6537 34TH AV SW
6	436520	0760	01/18/05	\$247,500	930	0	6	1924	3	7740	N	N	9020 32ND AV SW
6	193230	0415	10/14/05	\$230,000	930	250	6	1923	4	6150	N	N	7722 32ND AV SW
6	436470	0890	04/22/03	\$220,000	940	0	6	1953	3	7560	N	N	8632 34TH AV SW
6	745250	0705	09/03/04	\$223,000	940	0	6	1951	3	5000	N	N	9229 30TH AV SW
6	926920	0695	11/21/05	\$279,500	940	0	6	1941	4	4920	N	N	7545 30TH AV SW
6	926920	0550	12/24/03	\$239,500	940	0	6	1926	3	4920	N	N	7544 31ST AV SW
6	745300	0050	03/30/05	\$210,000	950	0	6	1950	3	5200	N	N	9358 32ND AV SW
6	436370	0275	09/07/04	\$274,000	950	950	6	1908	4	7860	N	N	8133 30TH AV SW
6	745250	0535	10/24/05	\$262,500	960	0	6	1951	4	5000	N	N	9310 31ST PL SW
6	745250	0640	12/21/04	\$314,950	960	0	6	1951	4	6090	N	N	3002 SW CAMBRIDGE ST
6	935290	0495	01/10/05	\$215,000	980	420	6	1918	4	5120	N	N	9225 20TH AV SW
6	926920	0525	08/30/05	\$234,700	1000	0	6	1955	3	4920	N	N	7549 31ST AV SW
6	812210	1255	05/20/04	\$303,950	1000	470	6	1945	4	6250	N	N	7342 29TH AV SW
6	798540	0200	07/19/04	\$241,000	1000	0	6	1941	3	5100	N	N	7732 28TH AV SW
6	436520	0350	11/05/03	\$272,950	1000	0	6	1922	4	7680	N	N	8815 30TH AV SW
6	436520	0390	10/27/05	\$230,000	1000	0	6	1922	3	7740	N	N	8837 30TH AV SW
6	926920	0315	12/19/05	\$305,000	1010	0	6	1958	3	5904	Y	N	7545 32ND AV SW
6	362403	9161	01/28/03	\$201,000	1020	0	6	1967	3	5576	N	N	9453 25TH AV SW
6	436470	0635	11/15/05	\$328,500	1020	0	6	1954	4	7560	N	N	8614 31ST AV SW
6	812210	1065	12/18/03	\$246,500	1020	170	6	1942	3	5850	Y	N	7334 30TH AV SW
6	436470	0050	04/08/05	\$300,000	1030	0	6	1948	4	7140	N	N	8427 34TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0035	10/24/05	\$327,700	1030	150	6	1941	4	4760	N	N	7332 35TH AV SW
6	926920	0775	04/23/03	\$229,950	1030	200	6	1941	4	5000	N	N	7508 30TH AV SW
6	436470	0835	12/28/04	\$240,000	1040	0	6	1941	3	5040	N	N	8607 32ND AV SW
6	745300	0125	09/21/05	\$236,750	1050	0	6	1951	3	5916	N	N	9368 31ST PL SW
6	948570	0135	10/18/05	\$262,450	1050	0	6	1924	4	7440	N	N	8437 22ND AV SW
6	738750	0150	05/26/05	\$230,000	1060	0	6	1947	3	5500	N	N	9236 24TH AV SW
6	500500	0065	08/15/03	\$206,000	1060	0	6	1942	4	5680	N	N	9250 22ND AV SW
6	815010	0300	05/20/05	\$328,000	1060	0	6	1941	5	5040	N	N	8101 34TH AV SW
6	812210	0255	07/07/05	\$289,000	1060	0	6	1924	4	5375	Y	N	7132 34TH AV SW
6	738750	0190	04/25/03	\$191,700	1070	0	6	1947	4	5500	N	N	9418 24TH AV SW
6	745250	0340	03/10/04	\$254,000	1080	0	6	1950	4	4930	N	N	3117 SW BARTON ST
6	738750	0040	03/30/05	\$254,450	1080	0	6	1947	4	8910	N	N	9242 23RD AV SW
6	738750	0145	10/24/05	\$260,000	1080	0	6	1947	4	5500	N	N	9230 24TH AV SW
6	436520	0745	05/27/05	\$354,950	1080	900	6	1923	4	7740	N	N	9014 32ND AV SW
6	436520	0195	09/18/03	\$286,900	1100	0	6	1923	4	7740	N	N	8857 32ND AV SW
6	738750	0180	12/01/05	\$249,950	1110	0	6	1947	3	5500	N	N	9408 24TH AV SW
6	738750	0215	07/21/04	\$214,000	1110	0	6	1947	4	5500	N	N	9444 24TH AV SW
6	193230	0710	05/24/05	\$279,950	1110	0	6	1942	4	5520	N	N	7742 31ST AV SW
6	757320	0095	03/04/04	\$287,000	1120	900	6	1952	3	6500	Y	N	6907 34TH AV SW
6	327780	1603	10/20/05	\$300,000	1120	0	6	1947	3	5520	N	N	6533 34TH AV SW
6	500500	0150	12/27/05	\$259,950	1120	0	6	1941	3	4500	N	N	9259 21ST AV SW
6	926920	0670	05/10/04	\$231,000	1120	0	6	1941	4	4920	N	N	7525 30TH AV SW
6	436370	0375	11/10/04	\$285,000	1120	0	6	1937	5	7500	N	N	8131 29TH AV SW
6	948570	0083	11/01/05	\$225,000	1120	0	6	1925	3	7200	N	N	2408 SW CLOVERDALE ST
6	738750	0140	04/14/04	\$205,000	1140	0	6	1947	4	5500	N	N	9224 24TH AV SW
6	738750	0185	04/15/03	\$173,000	1140	0	6	1947	4	5500	N	N	9412 24TH AV SW
6	436420	0285	11/15/05	\$329,000	1140	400	6	1919	3	7680	N	N	8132 34TH AV SW
6	935290	0875	05/13/03	\$232,950	1150	0	6	1918	4	5132	N	N	9436 20TH AV SW
6	436420	0015	06/27/05	\$285,000	1170	0	6	1941	4	5248	N	N	7903 32ND AV SW
6	745100	0070	07/13/04	\$244,950	1190	0	6	1954	3	7500	N	N	8838 29TH AV SW
6	745250	0185	07/19/04	\$273,000	1190	0	6	1950	3	5050	N	N	9252 34TH AV SW
6	436520	0150	06/15/05	\$289,000	1190	0	6	1925	3	7740	N	N	8827 32ND AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	812870	0015	09/10/03	\$216,500	1200	0	6	1922	4	7808	N	N	7910 29TH AV SW
6	935290	1075	04/26/04	\$269,500	1200	1000	6	1919	3	9440	N	N	9422 18TH AV SW
6	436370	0410	05/12/05	\$333,000	1220	50	6	1948	4	4800	N	N	8149 29TH AV SW
6	738750	0015	10/22/03	\$202,500	1220	0	6	1947	4	5115	N	N	9214 23RD AV SW
6	935290	0665	10/13/04	\$240,000	1230	0	6	1948	4	5254	N	N	9439 20TH AV SW
6	926920	0495	12/17/04	\$299,000	1230	0	6	1930	5	4920	N	N	7521 31ST AV SW
6	926920	0445	11/29/04	\$304,000	1230	0	6	1919	4	7380	N	N	7508 32ND AV SW
6	436370	0350	06/26/03	\$244,950	1240	0	6	1956	4	7500	N	N	8113 29TH AV SW
6	193230	0505	11/04/03	\$239,950	1240	0	6	1942	3	4920	N	N	7707 31ST AV SW
6	681810	0175	05/21/04	\$305,000	1280	1200	6	1950	3	6350	Y	N	7712 30TH AV SW
6	436370	0412	06/12/03	\$216,000	1360	500	6	1948	3	4800	N	N	8155 29TH AV SW
6	935290	0325	10/11/04	\$245,000	1380	0	6	1925	3	4160	N	N	9225 DELRIDGE WY SW
6	812210	0880	12/07/05	\$356,000	1390	420	6	1928	4	5120	Y	N	7151 30TH AV SW
6	812210	1115	06/03/05	\$327,500	1410	310	6	1945	4	6500	N	N	7327 29TH AV SW
6	815010	0180	07/01/04	\$286,500	1410	190	6	1941	3	4800	N	N	8210 35TH AV SW
6	436470	0696	04/26/05	\$339,000	1460	0	6	1952	4	6050	N	N	3016 SW TRENTON ST
6	436470	0255	06/05/03	\$251,000	1490	0	6	1954	3	7560	N	N	8433 31ST AV SW
6	436420	0240	05/15/03	\$269,000	1500	0	6	1953	3	6912	N	N	8107 32ND AV SW
6	815010	0295	05/28/04	\$313,560	1500	0	6	1941	4	4760	N	N	8105 34TH AV SW
6	436520	0860	04/20/04	\$279,950	1550	0	6	1954	4	7740	N	N	9020 34TH AV SW
6	738750	0205	07/30/03	\$200,000	1600	0	6	1947	4	5500	N	N	9434 24TH AV SW
6	935290	0935	05/20/05	\$280,000	1650	700	6	1989	4	5376	N	N	9402 20TH AV SW
6	812260	0055	04/27/04	\$264,950	1690	130	6	1945	4	5170	N	N	7151 28TH AV SW
6	948570	0330	07/26/05	\$245,000	1710	0	6	1919	5	3671	N	N	8133 DELRIDGE WY SW
6	948570	0140	04/14/03	\$192,000	1760	0	6	1959	3	7068	N	N	8427 22ND AV SW
6	812870	0200	08/04/05	\$191,500	1760	0	6	1958	3	7500	N	N	8155 28TH AV SW
6	436470	0950	12/17/04	\$438,000	1930	800	6	1947	3	7200	N	N	8608 35TH AV SW
6	436470	0940	07/21/05	\$318,000	2075	0	6	1950	5	7316	N	N	3403 SW CLOVERDALE ST
6	812210	0495	09/23/05	\$287,000	710	130	7	1927	3	5040	N	N	7316 32ND AV SW
6	260830	0101	10/08/04	\$199,500	720	300	7	2004	3	1041	N	N	8121 A DELRIDGE WY SW
6	260830	0102	10/13/04	\$189,000	720	300	7	2004	3	667	N	N	8121 B DELRIDGE WY SW
6	260830	0103	08/18/04	\$199,500	720	300	7	2004	3	2040	N	N	8121 C DELRIDGE WY SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	926920	0150	10/21/03	\$261,100	720	120	7	1923	3	4920	Y	N	7553 34TH AV SW
6	926920	0248	03/20/03	\$237,700	730	0	7	1926	3	4920	Y	N	7509 32ND AV SW
6	812210	1175	12/06/05	\$329,500	780	310	7	1928	3	4940	Y	N	7120 30TH AV SW
6	812310	0075	02/06/03	\$189,000	830	100	7	1930	3	5000	Y	N	7106 34TH AV SW
6	681810	0155	05/19/05	\$284,950	850	0	7	1950	4	6682	Y	N	7704 30TH AV SW
6	926920	0846	05/18/05	\$365,950	850	800	7	1945	4	6125	N	N	7557 29TH AV SW
6	436570	0105	10/11/05	\$254,888	870	0	7	1923	3	8432	N	N	2217 SW TRENTON ST
6	362403	9110	11/30/05	\$320,000	880	300	7	1949	4	4800	N	N	3127 SW KENYON ST
6	926920	0190	04/16/03	\$225,000	890	0	7	1942	3	4920	Y	N	7536 34TH AV SW
6	812870	0180	02/28/05	\$300,000	900	430	7	1974	3	7500	N	N	8131 28TH AV SW
6	436370	0125	08/22/05	\$347,900	900	140	7	1919	4	7500	Y	N	7909 29TH AV SW
6	948570	0295	10/07/05	\$314,500	910	910	7	1977	3	7316	N	N	8137 22ND AV SW
6	260830	0100	10/14/04	\$208,000	920	140	7	1955	3	2683	N	N	8123 DELRIDGE WY SW
6	260830	0120	06/21/05	\$310,000	920	920	7	1955	5	6450	N	N	8103 DELRIDGE WY SW
6	193230	0610	04/12/04	\$301,000	930	320	7	1957	3	7011	N	N	7757 31ST AV SW
6	926920	0500	09/11/03	\$249,950	940	0	7	1951	3	4920	N	N	7529 31ST AV SW
6	745100	0105	05/08/03	\$235,000	950	0	7	1954	3	7500	N	N	8802 28TH AV SW
6	436470	0225	06/30/05	\$365,000	950	950	7	1951	5	7560	N	N	8414 32ND AV SW
6	948570	0250	11/01/04	\$300,000	950	500	7	1948	4	9796	N	N	2406 SW THISTLE ST
6	812210	0050	04/12/05	\$339,950	970	420	7	1925	4	4760	N	N	7320 35TH AV SW
6	317260	0095	10/07/04	\$271,550	980	500	7	1985	4	6400	N	N	9233 25TH AV SW
6	738750	0235	04/22/04	\$257,000	980	0	7	1948	4	8136	Y	N	2409 SW BARTON ST
6	681810	0245	06/27/05	\$351,250	990	0	7	1911	5	6604	Y	N	7746 30TH AV SW
6	935290	0810	07/18/03	\$184,500	1000	190	7	1955	3	4720	N	N	9435 18TH AV SW
6	948570	0331	06/15/05	\$239,950	1020	340	7	2005	3	1478	N	N	8131 A DELRIDGE WY SW
6	948570	0333	06/15/05	\$246,285	1020	340	7	2005	3	1413	N	N	8131 C DELRIDGE WY SW
6	327780	1642	07/02/04	\$221,000	1020	0	7	2004	3	1219	N	N	3407 SW MORGAN ST
6	327780	1644	07/01/04	\$208,300	1020	0	7	2004	3	816	N	N	3409 SW MORGAN ST
6	327780	1646	07/02/04	\$215,950	1020	0	7	2004	3	1204	N	N	3411 SW MORGAN ST
6	088000	0110	11/10/05	\$286,500	1030	460	7	1975	3	7440	N	N	8608 24TH AV SW
6	436370	0060	11/12/03	\$274,950	1030	480	7	1975	3	7860	N	N	7933 30TH AV SW
6	436520	0260	02/12/05	\$284,000	1030	460	7	1975	3	7740	N	N	8832 32ND AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	948570	0161	07/27/05	\$299,000	1030	0	7	1962	4	7611	N	N	8414 22ND AV SW
6	681810	0235	09/28/05	\$325,000	1040	0	7	1953	3	6096	N	N	7742 30TH AV SW
6	436470	0650	08/24/05	\$336,000	1040	0	7	1952	4	7560	N	N	8620 31ST AV SW
6	534720	0115	10/06/03	\$216,400	1040	0	7	1951	3	4800	N	N	9223 34TH AV SW
6	948570	0332	06/15/05	\$239,950	1050	340	7	2005	3	1086	N	N	8131 B DELRIDGE WY SW
6	436520	0275	01/24/03	\$252,500	1050	460	7	1970	4	7740	N	N	8845 31ST AV SW
6	339060	0075	07/26/04	\$245,000	1050	0	7	1957	3	6100	N	N	2458 SW KENYON ST
6	436420	0309	08/18/03	\$250,000	1050	0	7	1930	3	7125	N	N	8148 34TH AV SW
6	436520	0910	09/06/05	\$333,800	1050	0	7	1922	4	8120	N	N	3202 SW BARTON ST
6	193230	0625	09/24/04	\$354,700	1050	990	7	1919	5	4944	N	N	3027 SW HOLDEN ST
6	948570	0170	07/16/04	\$234,500	1060	0	7	1967	3	8256	N	N	8438 22ND AV SW
6	688250	0090	12/24/03	\$246,000	1060	360	7	1957	3	7920	N	N	9441 26TH AV SW
6	339060	0070	09/19/05	\$292,500	1090	0	7	1956	3	6000	N	N	2507 SW CHICAGO CT
6	339060	0035	08/26/03	\$215,000	1090	0	7	1955	3	5335	N	N	2509 SW PORTLAND CT
6	436370	0030	07/26/04	\$280,000	1090	0	7	1954	3	7500	N	N	7914 31ST AV SW
6	436420	0325	02/24/04	\$310,000	1100	1000	7	1920	4	7680	N	N	8157 32ND AV SW
6	935290	0400	09/24/03	\$231,200	1110	220	7	1955	3	6400	N	N	9244 20TH AV SW
6	436470	0521	07/16/04	\$235,250	1110	0	7	1952	4	6545	Y	N	8605 29TH AV SW
6	745100	0100	05/27/04	\$229,000	1120	0	7	1954	3	7500	N	N	2821 SW TRENTON ST
6	926920	0715	07/13/04	\$275,000	1120	0	7	2003	3	5000	N	N	7556 30TH AV SW
6	085900	0012	05/17/05	\$260,000	1120	0	7	1925	3	7680	N	N	8638 26TH AV SW
6	260830	0050	10/21/03	\$209,000	1130	0	7	1960	3	6200	N	N	8111 22ND AV SW
6	812870	0150	03/05/04	\$260,000	1130	1130	7	1953	4	7680	N	N	2822 SW THISTLE ST
6	436520	0650	09/15/05	\$366,000	1130	1130	7	1968	5	7740	N	N	9015 30TH AV SW
6	260830	0045	05/16/05	\$330,000	1140	940	7	1961	4	6200	N	N	8117 22ND AV SW
6	362403	9153	09/22/03	\$263,200	1140	0	7	1959	3	9218	N	N	2202 SW ELMGROVE ST
6	926920	0871	05/20/03	\$268,000	1140	410	7	1945	4	6500	N	N	7544 29TH AV SW
6	436370	0188	05/16/05	\$326,819	1150	600	7	1952	3	7500	N	N	7937 29TH AV SW
6	812260	0160	07/17/03	\$287,000	1150	0	7	1945	4	6875	N	N	7322 28TH AV SW
6	223500	0075	02/20/04	\$299,000	1150	0	7	1926	4	4788	Y	N	6758 35TH AV SW
6	088000	0030	07/17/03	\$195,000	1160	0	7	1998	3	2157	N	N	2511 SW CLOVERDALE ST
6	745100	0120	09/08/03	\$235,950	1170	0	7	1954	3	7500	N	N	8820 28TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	935290	0360	04/20/05	\$235,000	1180	0	7	1916	3	4720	N	N	9245 18TH AV SW
6	681810	0090	09/22/04	\$276,600	1180	550	7	1963	4	5650	N	N	7729 30TH AV SW
6	745100	0115	05/26/05	\$288,000	1190	0	7	1954	3	7500	N	N	8814 28TH AV SW
6	436520	0975	05/10/04	\$275,000	1200	0	7	1952	4	7380	N	N	9033 34TH AV SW
6	436470	0585	06/24/05	\$350,000	1210	970	7	1967	4	7318	N	N	8645 29TH AV SW
6	260830	0095	06/30/05	\$270,000	1220	140	7	1955	4	3369	N	N	8127 DELRIDGE WY SW
6	436570	0635	05/05/04	\$239,500	1230	0	7	1954	3	6240	N	N	9021 24TH AV SW
6	193230	0485	09/28/04	\$287,000	1240	0	7	1948	3	6283	N	N	3122 SW KENYON ST
6	798540	0222	04/12/04	\$259,000	1250	0	7	1983	3	5000	N	N	7702 28TH AV SW
6	812210	0875	10/30/03	\$245,000	1270	0	7	1963	3	5120	Y	N	7147 30TH AV SW
6	812210	0325	02/07/05	\$285,000	1280	960	7	1974	3	4914	Y	N	7334 34TH AV SW
6	948570	0096	03/18/04	\$275,000	1310	0	7	1984	3	7365	N	N	8415 24TH AV SW
6	926920	0944	11/26/03	\$267,900	1310	0	7	1952	4	6820	N	N	7513 28TH AV SW
6	935290	0880	11/24/03	\$280,000	1320	770	7	1999	3	5132	N	N	9434 20TH AV SW
6	436520	0095	04/14/04	\$259,000	1320	0	7	1952	4	7320	N	N	3404 SW HENDERSON ST
6	436520	0125	04/15/05	\$295,000	1320	0	7	1948	3	7680	N	N	8814 34TH AV SW
6	362403	9084	07/21/05	\$306,000	1320	0	7	1941	4	5200	N	N	8115 31ST AV SW
6	362403	9168	11/09/04	\$282,500	1330	620	7	1996	3	5014	N	N	9224 32ND AV SW
6	362403	9169	10/12/05	\$375,000	1330	620	7	1996	3	5005	N	N	9222 32ND AV SW
6	436470	0665	03/10/04	\$300,000	1330	460	7	1925	4	7560	N	N	8631 30TH AV SW
6	812210	0025	09/02/05	\$355,000	1330	0	7	1925	3	4800	N	N	7340 35TH AV SW
6	223500	0055	05/26/05	\$334,950	1360	0	7	1904	3	4560	Y	N	6742 35TH AV SW
6	088000	0040	03/24/04	\$183,000	1380	0	7	1998	3	1729	N	N	2505 SW CLOVERDALE ST
6	812210	0445	09/15/05	\$450,000	1380	120	7	1928	5	5418	N	N	7358 32ND AV SW
6	798540	0224	02/22/05	\$298,000	1400	0	7	1983	3	5000	N	N	7710 28TH AV SW
6	757320	0007	05/11/04	\$269,000	1430	0	7	1948	3	5500	Y	N	6910 35TH AV SW
6	327780	1435	12/15/04	\$233,899	1430	0	7	1930	3	2984	N	N	6530 34TH AV SW
6	681810	0134	01/25/05	\$279,950	1450	0	7	1991	3	2825	N	N	7749 30TH AV SW
6	436470	0860	09/03/04	\$325,000	1460	0	7	1980	3	7560	N	N	8615 32ND AV SW
6	436470	0020	05/20/03	\$284,500	1470	650	7	1948	4	7200	N	N	8408 35TH AV SW
6	436570	0160	03/11/05	\$269,950	1480	0	7	1928	4	7440	N	N	8832 24TH AV SW
6	926920	0936	07/26/04	\$249,500	1490	0	7	1951	3	6820	N	N	7507 28TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	812210	0420	10/19/05	\$374,000	1510	240	7	1928	3	5040	Y	N	7341 32ND AV SW
6	260830	0001	09/19/03	\$282,500	1580	0	7	1990	3	5761	N	N	8100 24TH AV SW
6	260830	0025	08/17/04	\$267,000	1580	0	7	1990	3	5761	N	N	8118 24TH AV SW
6	436370	0085	06/02/03	\$231,950	1580	0	7	1952	3	7500	N	N	7944 31ST AV SW
6	317260	0031	03/31/05	\$255,000	1590	0	7	1956	3	7936	N	N	9238 26TH AV SW
6	812870	0060	02/15/05	\$308,000	1620	0	7	1938	4	7500	N	N	7907 28TH AV SW
6	327780	1405	12/17/03	\$205,000	1700	0	7	1959	2	6777	N	N	6502 34TH AV SW
6	436470	0735	06/16/04	\$361,000	1820	1000	7	1918	5	7560	N	N	8614 32ND AV SW
6	926920	0955	02/19/04	\$270,000	1880	0	7	1953	3	6820	N	N	7525 28TH AV SW
6	436520	0400	05/19/03	\$229,000	1900	0	7	1952	3	7740	N	N	8844 31ST AV SW
6	812210	1190	11/19/04	\$409,500	2020	1010	7	2002	3	5070	Y	N	7102 30TH AV SW
6	926920	0250	04/21/03	\$350,000	2070	0	7	2003	3	4920	Y	N	7513 32ND AV SW
6	926920	0530	04/22/03	\$272,000	2490	0	7	1964	3	9840	Y	N	7557 31ST AV SW
6	920695	0120	06/14/04	\$262,530	660	660	8	2004	3	2198	N	N	2442 SW WEBSTER ST
6	920695	0130	01/10/05	\$305,000	660	660	8	2004	3	2735	N	N	2444 SW WEBSTER ST
6	920695	0140	07/14/04	\$297,000	660	660	8	2004	3	2521	N	N	2446 SW WEBSTER ST
6	920695	0190	12/01/04	\$285,000	660	660	8	2004	3	2310	N	N	2454 SW WEBSTER ST
6	920695	0200	07/16/04	\$275,000	660	660	8	2004	3	1957	N	N	2452 SW WEBSTER ST
6	920695	0210	12/13/04	\$275,000	660	660	8	2004	3	2193	N	N	2450 SW WEBSTER ST
6	534720	0239	08/03/05	\$325,000	1080	750	8	1979	3	4920	N	N	9447 34TH AV SW
6	926920	0540	11/20/03	\$360,000	1260	1260	8	1957	3	5043	N	N	7556 31ST AV SW
6	920695	0010	05/19/04	\$293,300	1270	150	8	2004	3	3444	N	N	2470 SW WEBSTER ST
6	920695	0020	06/21/04	\$299,000	1270	150	8	2004	3	2924	N	N	2472 SW WEBSTER ST
6	920695	0030	08/05/04	\$302,500	1270	150	8	2004	3	2528	N	N	2474 SW WEBSTER ST
6	920695	0040	06/20/05	\$339,000	1270	150	8	2004	3	2528	N	N	2476 SW WEBSTER ST
6	920695	0050	08/06/04	\$304,178	1270	150	8	2004	3	2324	N	N	2480 SW WEBSTER ST
6	920695	0060	04/22/04	\$288,500	1270	50	8	2004	3	1735	N	N	2482 SW WEBSTER ST
6	920695	0070	04/08/04	\$285,000	1270	150	8	2004	3	2206	N	N	2484 SW WEBSTER ST
6	920695	0080	03/02/04	\$285,500	1270	150	8	2004	3	3660	N	N	2486 SW WEBSTER ST
6	920695	0090	03/23/04	\$285,000	1270	150	8	2004	3	3099	N	N	2488 SW WEBSTER ST
6	920695	0100	05/24/05	\$325,000	1270	0	8	2004	3	2509	N	N	2490 SW WEBSTER ST
6	920695	0110	02/11/04	\$270,000	1270	50	8	2004	3	1683	N	N	2492 SW WEBSTER ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	920695	0150	06/01/04	\$295,000	1270	150	8	2004	3	1624	N	N	2466 SW WEBSTER ST
6	920695	0160	10/07/04	\$295,000	1270	150	8	2004	3	2064	N	N	2464 SW WEBSTER ST
6	920695	0170	10/06/04	\$305,000	1270	150	8	2004	3	1910	N	N	2462 SW WEBSTER ST
6	920695	0180	01/07/05	\$325,000	1270	150	8	2004	3	2152	N	N	2460 SW WEBSTER ST
6	436470	0565	06/19/03	\$339,900	1360	1120	8	1956	4	7560	N	N	8633 29TH AV SW
6	383760	0010	12/15/04	\$367,000	1380	760	8	1991	3	6420	Y	N	7717 27TH AV SW
6	436370	0335	02/17/05	\$375,000	2120	0	8	1997	3	7500	N	N	8111 29TH AV SW
6	926920	0232	02/11/03	\$317,000	2380	0	8	2003	3	3793	Y	N	7500 34TH AV SW
6	926920	0705	11/07/05	\$470,000	2660	0	8	2002	3	4920	N	N	7553 30TH AV SW
8	797260	0605	07/07/05	\$165,000	450	0	4	1942	3	2048	N	N	7902 11TH AV SW
8	211270	0420	08/01/04	\$160,900	480	0	4	1946	4	4700	N	N	7777 13TH AV SW
8	537020	0075	10/05/04	\$159,950	430	0	5	1928	3	4760	N	N	9053 10TH AV SW
8	430220	0230	03/11/04	\$147,500	540	0	5	1920	3	5120	N	N	1816 SW TRENTON ST
8	211270	0375	09/21/05	\$254,000	580	0	5	1920	5	4000	N	N	7745 13TH AV SW
8	513200	0135	02/10/03	\$158,800	600	0	5	1917	4	5080	N	N	8832 12TH AV SW
8	775050	0130	05/11/04	\$146,075	620	0	5	1943	3	7140	N	N	8844 10TH AV SW
8	211470	0095	12/07/05	\$210,000	630	0	5	1920	3	4920	N	N	7778 9TH AV SW
8	797260	0930	04/21/04	\$187,000	640	0	5	1925	4	7140	N	N	8136 11TH AV SW
8	430220	0190	03/02/04	\$140,000	650	0	5	1918	3	5160	N	N	8635 18TH AV SW
8	789980	0455	09/02/04	\$185,000	670	0	5	1924	4	4720	N	N	8807 18TH AV SW
8	211270	0510	08/17/05	\$239,000	680	0	5	1921	5	9900	Y	N	1317 SW HOLDEN ST
8	211470	0740	02/27/04	\$171,000	680	0	5	1918	4	4800	N	N	7764 11TH AV SW
8	430270	0580	06/03/04	\$174,950	700	0	5	1919	3	5146	N	N	8120 17TH AV SW
8	211270	0055	12/02/04	\$185,500	710	0	5	1922	4	4000	N	N	7741 15TH AV SW
8	797260	2150	06/02/04	\$198,000	730	0	5	1918	4	7320	N	N	8433 9TH AV SW
8	211470	0865	09/28/04	\$235,000	770	0	5	1918	5	4760	N	N	7752 12TH AV SW
8	329870	0361	10/25/05	\$213,000	800	0	5	1942	3	6660	N	N	9015 13TH AV SW
8	430320	0230	03/23/04	\$212,000	800	0	5	1926	3	5139	N	N	7954 20TH AV SW
8	126320	0040	02/22/05	\$189,000	800	0	5	1916	4	4760	N	N	8826 11TH AV SW
8	126320	0150	06/04/04	\$150,000	810	0	5	1919	3	5723	N	N	1009 SW TRENTON ST
8	211470	0905	09/16/04	\$193,500	850	0	5	1919	3	4760	N	N	7724 12TH AV SW
8	789980	0365	04/21/03	\$163,790	880	0	5	1947	3	5120	N	N	8842 20TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	797260	1050	04/14/04	\$166,000	890	0	5	1979	3	7200	N	N	8156 10TH AV SW
8	211470	0795	11/11/04	\$205,000	920	0	5	1919	5	4760	N	N	7753 11TH AV SW
8	211470	0770	09/08/05	\$250,000	940	0	5	1915	4	7140	N	N	7709 11TH AV SW
8	789980	0555	10/21/04	\$182,500	550	0	6	1919	3	5120	N	N	8851 20TH AV SW
8	329870	0115	04/25/05	\$217,000	600	140	6	1954	3	7548	N	N	8845 14TH AV SW
8	211470	0170	06/20/05	\$225,500	610	0	6	1966	3	8200	N	N	7615 8TH AV SW
8	329870	0245	08/28/03	\$181,000	630	0	6	1921	3	6466	N	N	8848 13TH AV SW
8	329870	0310	08/28/03	\$178,000	660	0	6	1949	4	6466	N	N	9015 12TH AV SW
8	211370	0650	07/26/05	\$295,000	670	150	6	1937	3	5000	N	N	8137 15TH AV SW
8	797260	0955	09/14/04	\$207,500	670	0	6	1923	3	7140	N	N	8157 10TH AV SW
8	430320	0508	04/11/03	\$169,875	680	680	6	1919	4	5547	N	N	7933 16TH AV SW
8	797260	3320	08/01/03	\$185,000	710	0	6	1943	3	4480	N	N	8614 10TH AV SW
8	797260	3341	05/13/04	\$192,000	710	0	6	1943	4	4480	N	N	8642 10TH AV SW
8	329870	0315	06/10/04	\$220,250	710	500	6	1942	3	4346	N	N	9014 13TH AV SW
8	329870	0810	04/05/04	\$201,800	710	0	6	1942	3	4200	N	N	9223 12TH AV SW
8	329870	0827	07/27/05	\$239,950	710	0	6	1942	4	4200	N	N	9227 12TH AV SW
8	329870	0842	12/12/03	\$159,950	710	0	6	1942	3	4095	N	N	9246 13TH AV SW
8	211470	0715	07/12/05	\$282,500	710	0	6	1918	5	4800	N	N	7774 11TH AV SW
8	430220	1130	08/04/04	\$160,000	720	0	6	1955	3	5040	N	N	2008 SW CLOVERDALE ST
8	430320	0450	10/06/05	\$300,000	720	160	6	1948	4	5160	N	N	7910 18TH AV SW
8	329870	0145	03/09/04	\$226,000	720	240	6	1947	3	6771	N	N	8821 13TH AV SW
8	430220	0415	11/12/04	\$180,000	720	0	6	1947	3	6144	N	N	8626 18TH AV SW
8	329870	0721	09/06/05	\$260,000	720	150	6	1946	4	5550	N	N	9228 14TH AV SW
8	797260	0540	05/26/05	\$210,000	720	0	6	1944	3	5080	N	N	7944 10TH AV SW
8	211370	0125	09/11/03	\$231,000	720	720	6	1943	5	4000	N	N	7920 13TH AV SW
8	211370	0275	04/19/05	\$244,000	720	0	6	1943	4	4000	N	N	7920 14TH AV SW
8	211370	0290	02/13/04	\$180,000	720	0	6	1943	3	4000	N	N	7908 14TH AV SW
8	211370	0300	03/19/04	\$179,400	720	0	6	1943	3	4000	N	N	7900 14TH AV SW
8	211370	0410	06/10/04	\$204,950	720	120	6	1943	3	4200	N	N	7924 15TH AV SW
8	211370	0415	11/03/03	\$227,500	720	120	6	1943	4	4200	N	N	7928 15TH AV SW
8	211370	0825	10/31/05	\$262,500	720	250	6	1943	4	4700	N	N	8156 15TH AV SW
8	329870	0010	09/10/03	\$199,500	720	0	6	1943	3	4070	N	N	1509 SW TRENTON ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	329870	0460	11/08/05	\$218,000	720	0	6	1943	4	4125	N	N	1507 SW HENDERSON ST
8	329870	0486	01/14/05	\$195,000	720	0	6	1943	4	4440	N	N	9045 15TH AV SW
8	430320	0565	06/10/03	\$179,000	720	0	6	1943	3	5160	N	N	7940 17TH AV SW
8	430320	0585	06/07/05	\$244,000	720	0	6	1943	3	5160	N	N	7924 17TH AV SW
8	430320	0590	12/17/04	\$186,000	720	0	6	1943	3	5160	N	N	7920 17TH AV SW
8	797260	3315	01/15/03	\$186,000	720	0	6	1943	3	4480	N	N	8610 10TH AV SW
8	797260	3955	03/18/04	\$212,000	720	430	6	1943	3	6525	N	N	9258 12TH AV SW
8	211370	0890	08/08/03	\$250,000	720	720	6	1942	4	4240	Y	N	8145 14TH AV SW
8	329870	0051	02/23/05	\$167,000	720	0	6	1942	3	4125	N	N	1502 SW HENDERSON ST
8	329870	0301	06/14/05	\$200,000	720	0	6	1942	3	4346	N	N	9006 13TH AV SW
8	329870	0302	03/17/04	\$182,200	720	0	6	1942	3	4346	N	N	9010 13TH AV SW
8	329870	0802	12/09/05	\$231,950	720	0	6	1942	3	4200	N	N	9210 13TH AV SW
8	329870	0826	11/19/04	\$194,500	720	0	6	1942	3	4305	N	N	9231 12TH AV SW
8	329870	0855	10/06/04	\$217,000	720	0	6	1942	4	4305	N	N	1215 SW CAMBRIDGE ST
8	430270	0400	03/17/03	\$224,950	720	720	6	1927	5	5134	N	N	8136 18TH AV SW
8	430220	0800	03/21/03	\$200,000	720	0	6	1921	3	5160	N	N	8437 17TH AV SW
8	211270	0050	01/14/05	\$199,900	720	0	6	1919	4	4000	N	N	7737 15TH AV SW
8	789980	0220	04/28/05	\$221,000	720	0	6	1919	3	4800	N	N	8844 18TH AV SW
8	797260	1991	07/26/04	\$229,950	730	290	6	1943	3	4880	N	N	8418 9TH AV SW
8	797260	2000	07/24/03	\$188,500	730	150	6	1943	3	4880	N	N	8426 9TH AV SW
8	329870	0126	03/09/05	\$192,000	730	0	6	1942	3	4440	N	N	8854 15TH AV SW
8	211370	0035	09/20/05	\$282,500	730	700	6	1924	4	3846	N	N	7925 12TH AV SW
8	430270	0475	05/19/04	\$195,000	740	350	6	1951	3	5120	N	N	8117 16TH AV SW
8	211370	1165	06/04/04	\$181,250	740	0	6	1943	3	4500	N	N	8132 13TH AV SW
8	797260	1980	01/06/04	\$185,000	740	360	6	1943	3	5246	N	N	8402 9TH AV SW
8	797260	1990	06/01/04	\$190,000	740	290	6	1943	3	4880	N	N	8414 9TH AV SW
8	797260	2005	07/28/05	\$265,000	740	210	6	1943	4	4880	N	N	8434 9TH AV SW
8	329870	0100	09/16/04	\$185,000	740	0	6	1942	3	4662	N	N	8814 15TH AV SW
8	329870	0102	06/25/03	\$158,950	740	0	6	1942	3	4440	N	N	8818 15TH AV SW
8	329870	0322	07/16/03	\$170,000	740	0	6	1942	3	4876	N	N	9036 13TH AV SW
8	537020	0160	08/02/04	\$184,500	740	0	6	1942	3	5080	N	N	9001 11TH AV SW
8	775050	0425	09/22/04	\$190,000	740	0	6	1918	3	6600	N	N	9046 9TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	430320	0384	05/23/05	\$252,500	750	140	6	1948	3	5760	N	N	7952 18TH AV SW
8	329870	0751	10/28/04	\$214,950	750	0	6	1943	4	4125	N	N	1306 SW CAMBRIDGE ST
8	329870	1025	09/09/03	\$182,500	750	0	6	1943	4	5217	N	N	9409 14TH AV SW
8	329870	1027	10/01/03	\$149,200	750	0	6	1943	3	4125	N	N	1407 SW CAMBRIDGE ST
8	329870	0050	05/19/05	\$195,000	750	0	6	1942	3	4125	N	N	1506 SW HENDERSON ST
8	329870	0336	04/04/05	\$234,000	750	0	6	1942	4	4876	N	N	9040 13TH AV SW
8	329870	0962	05/21/05	\$198,500	750	0	6	1942	3	4773	N	N	9429 13TH AV SW
8	537020	0195	10/13/03	\$164,000	750	0	6	1942	3	5080	N	N	9029 11TH AV SW
8	797260	3100	09/02/04	\$238,510	760	0	6	1948	3	7200	N	N	8609 12TH AV SW
8	329870	1026	10/02/03	\$176,500	760	0	6	1943	4	4125	N	N	1403 SW CAMBRIDGE ST
8	211370	1030	10/06/04	\$178,150	770	0	6	1952	3	4000	N	N	8118 14TH AV SW
8	211320	0590	05/27/03	\$158,500	770	0	6	1951	3	6300	N	N	7706 DELRIDGE WY SW
8	329870	0352	06/01/04	\$178,500	770	0	6	1948	3	5772	N	N	9012 14TH AV SW
8	329870	0365	11/10/04	\$209,950	770	0	6	1948	4	5772	Y	N	9018 14TH AV SW
8	430220	0755	12/30/05	\$251,000	770	0	6	1948	3	4736	N	N	1709 SW THISTLE ST
8	430270	0365	01/31/05	\$206,000	770	0	6	1948	4	5160	N	N	8149 17TH AV SW
8	430320	0164	07/11/05	\$242,000	770	0	6	1948	3	6450	N	N	7911 18TH AV SW
8	430320	0189	08/11/03	\$168,500	770	0	6	1948	4	6450	N	N	7931 18TH AV SW
8	329870	0381	08/30/04	\$197,000	770	0	6	1942	3	4329	N	N	9047 13TH AV SW
8	329870	0832	11/15/04	\$184,950	770	0	6	1942	3	4095	N	N	9239 12TH AV SW
8	797260	0960	10/23/03	\$212,000	770	0	6	1921	3	9520	N	N	8149 10TH AV SW
8	775050	0250	05/18/05	\$188,300	770	0	6	1919	3	4760	N	N	9026 10TH AV SW
8	797260	3095	09/22/03	\$185,000	770	0	6	1919	3	7200	N	N	8615 12TH AV SW
8	797260	0675	01/28/04	\$181,000	780	0	6	1967	5	5080	N	N	7933 10TH AV SW
8	430270	0531	11/03/03	\$216,100	780	150	6	1948	4	5200	N	N	8156 17TH AV SW
8	329870	0320	03/30/05	\$195,000	780	0	6	1942	3	4876	N	N	9032 13TH AV SW
8	329870	0857	08/15/05	\$238,000	780	0	6	1942	4	4305	N	N	9408 13TH AV SW
8	797260	2650	11/03/05	\$294,000	790	0	6	1949	4	7320	N	N	1415 SW THISTLE ST
8	329870	0085	09/08/04	\$195,000	790	0	6	1942	3	4125	N	N	1419 SW TRENTON ST
8	329870	0306	03/22/03	\$167,500	790	0	6	1942	3	4346	N	N	9009 12TH AV SW
8	430320	0265	07/19/04	\$212,500	790	0	6	1942	3	5160	N	N	7930 20TH AV SW
8	329870	0942	12/08/03	\$195,900	800	140	6	1950	3	4440	N	N	9409 13TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	430220	0840	10/21/05	\$288,500	800	390	6	1947	4	6400	N	N	8444 18TH AV SW
8	797260	3020	09/19/03	\$187,500	800	0	6	1942	3	5950	N	N	8616 13TH AV SW
8	797260	3330	02/02/05	\$231,750	810	0	6	1943	4	4480	N	N	8626 10TH AV SW
8	329870	0970	11/19/04	\$234,000	810	0	6	1930	3	6771	N	N	9440 14TH AV SW
8	329870	0971	07/28/03	\$215,000	810	500	6	1930	4	6771	N	N	9444 14TH AV SW
8	211320	0120	09/05/03	\$194,950	810	0	6	1918	3	5160	N	N	7728 17TH AV SW
8	797260	4620	03/26/03	\$159,965	820	0	6	1959	3	7620	N	N	9414 6TH AV SW
8	797260	0710	05/22/03	\$233,500	820	500	6	1947	4	7620	N	N	7908 12TH AV SW
8	430220	0480	08/29/05	\$238,000	820	0	6	1941	3	5120	N	N	8621 16TH AV SW
8	126320	0035	02/22/05	\$265,000	820	0	6	1940	4	4760	N	N	8822 11TH AV SW
8	211370	0585	04/14/05	\$260,000	820	820	6	1926	4	4001	N	N	7910 16TH AV SW
8	797260	0630	11/14/05	\$280,090	820	0	6	1921	5	6350	N	N	7932 11TH AV SW
8	430220	0605	12/12/05	\$239,000	820	0	6	1919	3	4237	N	N	8401 16TH AV SW
8	775050	0265	10/08/03	\$184,250	820	0	6	1919	3	4760	N	N	9038 10TH AV SW
8	797260	3025	09/25/03	\$180,000	830	0	6	1942	3	5950	N	N	8622 13TH AV SW
8	797260	3036	06/16/05	\$245,000	830	0	6	1942	4	6000	N	N	8636 13TH AV SW
8	797260	0595	05/27/03	\$196,000	830	100	6	1937	3	7320	N	N	7909 9TH AV SW
8	797260	2845	11/02/05	\$315,000	830	130	6	1921	4	6678	N	N	8704 16TH AV SW
8	126320	0015	07/20/04	\$176,000	830	0	6	1919	3	3783	N	N	1015 SW TRENTON ST
8	211370	0525	12/28/05	\$280,000	840	300	6	1949	4	7000	N	N	7955 15TH AV SW
8	211370	0270	11/21/05	\$280,000	840	0	6	1943	4	4000	N	N	7924 14TH AV SW
8	430220	0585	07/09/04	\$200,000	840	0	6	1929	3	5075	N	N	8612 17TH AV SW
8	797260	0460	08/30/04	\$240,000	840	480	6	1927	3	7620	N	N	7951 8TH AV SW
8	430320	0235	04/19/05	\$312,000	840	370	6	1926	3	10240	N	N	7944 20TH AV SW
8	329870	0680	03/07/05	\$244,500	840	420	6	1917	4	6693	N	N	9245 14TH AV SW
8	797260	4025	03/18/04	\$216,000	850	0	6	1919	3	8880	N	N	9418 12TH AV SW
8	329870	0355	08/04/04	\$209,000	860	0	6	1952	4	6105	N	N	9003 13TH AV SW
8	797260	3015	10/07/03	\$185,000	860	0	6	1942	3	5950	N	N	8612 13TH AV SW
8	211370	0170	04/19/04	\$162,500	860	0	6	1941	3	4000	N	N	7911 13TH AV SW
8	797260	2130	12/05/03	\$170,000	860	0	6	1921	4	7320	N	N	8459 9TH AV SW
8	797260	0980	07/14/03	\$185,000	870	0	6	1952	4	7140	N	N	8127 10TH AV SW
8	211470	0780	01/05/04	\$178,000	870	0	6	1951	3	7127	N	N	7717 11TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	329870	0895	12/01/05	\$262,500	880	0	6	1942	4	4264	N	N	9452 13TH AV SW
8	797260	2945	02/03/04	\$203,000	880	0	6	1926	3	5123	N	N	8706 14TH AV SW
8	211270	0370	08/26/05	\$248,000	880	0	6	1916	4	4000	N	N	7739 13TH AV SW
8	211370	0610	10/21/04	\$251,000	890	120	6	1947	4	4479	N	N	8101 15TH AV SW
8	797260	0690	11/16/05	\$212,000	890	0	6	1921	3	5080	N	N	7911 10TH AV SW
8	430220	0930	05/24/05	\$286,000	890	0	6	1918	4	5160	N	N	8433 18TH AV SW
8	797260	3695	02/24/05	\$233,000	900	0	6	1954	4	7320	N	N	9215 8TH AV SW
8	797260	3350	06/16/05	\$240,000	900	0	6	1943	4	4480	N	N	8650 10TH AV SW
8	430220	0770	08/16/04	\$254,682	900	200	6	1941	4	5160	N	N	8415 17TH AV SW
8	797260	4610	07/22/05	\$184,000	900	0	6	1928	2	7620	N	N	9402 6TH AV SW
8	537020	0295	05/12/04	\$209,950	900	0	6	1920	3	5240	N	N	9008 12TH AV SW
8	797260	4585	01/14/05	\$245,000	900	450	6	1920	4	7620	N	N	9427 6TH AV SW
8	430270	0210	05/21/04	\$275,000	900	440	6	1988	4	5160	N	N	8145 18TH AV SW
8	797260	0795	05/28/03	\$236,000	910	0	6	1921	3	5080	N	N	7907 11TH AV SW
8	513200	0175	05/27/03	\$190,000	910	0	6	1919	3	5000	N	N	8800 12TH AV SW
8	430270	0540	09/15/03	\$176,000	920	0	6	1951	3	5160	N	N	8148 17TH AV SW
8	211370	0420	05/12/04	\$220,835	930	180	6	1943	3	4200	N	N	7932 15TH AV SW
8	430220	0615	12/23/03	\$182,450	930	930	6	1918	4	5120	N	N	8409 16TH AV SW
8	537020	0280	07/23/04	\$233,975	930	600	6	1904	3	5280	N	N	9020 12TH AV SW
8	797260	4345	03/02/05	\$182,000	950	0	6	1954	3	7620	N	N	9444 9TH AV SW
8	797260	4370	03/03/05	\$233,000	950	0	6	1954	4	7320	N	N	9445 8TH AV SW
8	211370	0490	04/08/04	\$199,250	950	120	6	1943	3	4000	N	N	7925 15TH AV SW
8	797260	3150	11/07/05	\$301,375	950	0	6	1916	5	7620	N	N	8650 12TH AV SW
8	797260	0730	07/18/05	\$267,000	960	0	6	1943	4	7650	N	N	7930 12TH AV SW
8	329870	0317	05/09/05	\$282,000	960	800	6	1942	4	4346	N	N	9018 13TH AV SW
8	789980	0420	09/16/04	\$243,000	960	0	6	1922	5	4720	N	N	8831 18TH AV SW
8	789980	0300	06/24/05	\$230,000	960	0	6	1919	3	8960	N	N	8809 17TH AV SW
8	312404	9042	04/23/04	\$236,000	960	0	6	1995	3	13140	N	N	9001 3RD AV SW
8	797260	0855	06/24/05	\$297,000	970	290	6	1930	4	7620	N	N	8157 11TH AV SW
8	430220	0305	12/15/03	\$235,000	970	200	6	1920	3	9417	N	N	8603 17TH AV SW
8	211270	0610	07/29/03	\$173,000	970	0	6	1919	3	4087	N	N	7769 12TH AV SW
8	211470	0890	09/07/04	\$271,000	980	820	6	1918	4	4760	N	N	7736 12TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	430220	0391	03/11/05	\$241,000	990	0	6	1964	4	5120	N	N	8644 18TH AV SW
8	312404	9179	05/30/03	\$192,500	990	470	6	1956	3	9380	Y	N	9206 4TH AV SW
8	329870	0426	07/09/04	\$214,000	990	0	6	1943	3	4440	N	N	9028 15TH AV SW
8	430220	0065	12/09/04	\$222,950	990	0	6	1924	3	8280	N	N	2002 SW TRENTON ST
8	789980	0185	01/26/04	\$235,000	1000	240	6	1949	4	7080	N	N	8818 18TH AV SW
8	329870	0017	10/25/04	\$200,000	1000	0	6	1941	3	6100	N	N	8815 15TH AV SW
8	789980	0275	11/10/05	\$235,000	1010	0	6	1959	4	5120	N	N	8831 17TH AV SW
8	329870	0300	08/23/03	\$203,800	1010	300	6	1942	3	4346	N	N	9002 13TH AV SW
8	797260	4365	07/14/05	\$243,000	1020	0	6	1956	5	7320	N	N	9451 8TH AV SW
8	797260	3011	02/04/05	\$230,000	1020	0	6	1942	3	5950	N	N	8606 13TH AV SW
8	211320	0350	07/18/05	\$278,000	1024	0	6	1940	5	5160	N	N	7733 18TH AV SW
8	430270	0111	09/29/03	\$221,000	1030	670	6	1927	3	5177	N	N	8132 DELRIDGE WY SW
8	211270	0465	07/30/04	\$285,000	1030	500	6	1921	3	4000	Y	N	7738 14TH AV SW
8	211320	0180	12/08/04	\$208,000	1040	0	6	1949	3	5160	N	N	7717 17TH AV SW
8	775050	0150	10/22/04	\$200,000	1040	0	6	1929	4	4522	N	N	8858 10TH AV SW
8	329870	0441	01/16/03	\$169,000	1040	0	6	1919	3	6771	N	N	9038 15TH AV SW
8	789980	0360	12/22/04	\$207,950	1050	0	6	1949	3	5120	Y	N	8838 20TH AV SW
8	797260	2285	02/25/03	\$199,950	1050	0	6	1943	3	6375	N	N	8410 12TH AV SW
8	430220	0910	08/10/05	\$300,000	1050	0	6	1926	4	5146	N	N	8409 18TH AV SW
8	513200	0043	03/08/04	\$199,000	1070	0	6	1964	4	5080	N	N	8827 11TH AV SW
8	797260	2450	11/10/05	\$294,500	1070	0	6	1948	4	7620	N	N	8426 13TH AV SW
8	797260	2890	12/01/03	\$210,000	1080	0	6	1963	3	6850	N	N	1414 SW TRENTON ST
8	797260	0921	08/26/04	\$274,950	1080	820	6	1953	5	5355	N	N	8126 11TH AV SW
8	430320	0218	07/12/05	\$292,000	1080	0	6	1948	4	4800	N	N	1808 SW ELMGROVE ST
8	537020	0010	03/02/04	\$182,500	1080	0	6	1919	3	7140	N	N	9009 10TH AV SW
8	203120	0010	05/25/04	\$254,450	1080	0	6	1906	3	4700	N	N	8816 10TH AV SW
8	430220	0244	09/22/04	\$257,000	1090	1090	6	1991	3	6400	N	N	8638 20TH AV SW
8	211370	0445	06/02/04	\$215,000	1090	100	6	1943	4	4400	N	N	7954 15TH AV SW
8	797260	2837	08/27/03	\$184,950	1100	0	6	1977	3	5000	N	N	8620 16TH AV SW
8	211370	1080	09/30/05	\$280,000	1100	0	6	1920	5	4000	N	N	8115 12TH AV SW
8	789980	0060	03/26/04	\$220,000	1100	400	6	1919	3	7680	N	N	8844 17TH AV SW
8	430270	0080	12/10/03	\$180,147	1110	0	6	1954	3	5200	N	N	8154 DELRIDGE WY SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	329870	0716	10/17/05	\$245,678	1110	0	6	1946	4	5550	N	N	9224 14TH AV SW
8	797260	2510	08/22/03	\$180,000	1140	0	6	1925	3	7620	N	N	8419 12TH AV SW
8	329870	0430	01/27/04	\$210,000	1140	140	6	1920	3	5183	N	N	9025 14TH AV SW
8	797260	3081	07/01/03	\$217,500	1160	0	6	1963	4	4800	N	N	8629 12TH AV SW
8	797260	3640	03/23/04	\$189,950	1170	0	6	1954	3	7620	N	N	9238 9TH AV SW
8	797260	0915	04/27/04	\$249,950	1170	0	6	1941	5	5950	N	N	8114 11TH AV SW
8	645330	0308	07/06/05	\$282,450	1190	700	6	1952	4	12035	Y	N	9235 OLSON PL SW
8	211270	0300	11/23/04	\$252,500	1200	200	6	1998	4	4000	N	N	7710 15TH AV SW
8	211270	0440	12/10/03	\$189,950	1200	0	6	1918	5	4000	Y	N	7764 14TH AV SW
8	789980	0120	08/23/05	\$299,900	1210	200	6	1925	4	5120	N	N	8831 16TH AV SW
8	430220	0530	02/10/04	\$185,000	1220	0	6	1955	3	5160	N	N	1620 SW TRENTON ST
8	643840	0150	06/18/04	\$239,800	1250	0	6	1971	4	6000	N	N	7310 7TH AV SW
8	797260	0570	11/09/04	\$290,000	1250	990	6	1927	3	7320	N	N	7937 9TH AV SW
8	789980	0210	11/22/04	\$225,000	1260	0	6	1930	4	9600	N	N	8836 18TH AV SW
8	775050	0275	08/11/04	\$245,000	1320	0	6	1918	4	4760	N	N	9046 10TH AV SW
8	797260	2520	07/28/05	\$315,000	1360	0	6	1951	4	5334	N	N	8411 12TH AV SW
8	513200	0035	08/20/04	\$225,450	1450	0	6	1961	3	5080	N	N	8817 11TH AV SW
8	329870	0384	02/16/05	\$249,000	1460	0	6	1952	4	6660	N	N	9044 14TH AV SW
8	645330	0050	07/15/04	\$269,950	1460	0	6	1920	4	12500	N	N	9468 OLSON PL SW
8	797260	3190	07/14/03	\$217,000	1470	0	6	1943	3	6096	N	N	8623 11TH AV SW
8	430220	0285	03/21/03	\$249,000	1470	0	6	1919	4	10240	N	N	8610 20TH AV SW
8	775050	0292	06/25/04	\$250,000	1480	0	6	1996	3	4780	N	N	9057 9TH AV SW
8	329870	0975	05/27/03	\$210,950	1540	500	6	1928	3	6771	N	N	9450 14TH AV SW
8	329870	0665	05/10/04	\$279,400	1550	660	6	1918	4	6882	N	N	9222 15TH AV SW
8	211270	0045	08/03/05	\$255,000	1630	0	6	1919	3	4000	N	N	7733 15TH AV SW
8	312404	9167	08/27/04	\$219,900	1770	0	6	1954	3	7320	N	N	9406 4TH AV SW
8	775050	0295	06/25/04	\$252,000	1790	1000	6	1923	4	4780	N	N	9053 9TH AV SW
8	789980	0160	06/18/03	\$228,250	2120	0	6	1985	3	5132	N	N	8801 16TH AV SW
8	430220	0345	11/04/05	\$330,000	2220	0	6	1972	5	5160	N	N	8635 17TH AV SW
8	797260	0475	11/09/04	\$180,000	580	540	7	1924	4	7620	N	N	7933 8TH AV SW
8	430220	0220	09/09/03	\$230,000	710	0	7	1920	3	10320	N	N	8657 18TH AV SW
8	430320	0050	09/19/05	\$349,950	810	810	7	1995	3	5146	N	N	7937 20TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	797260	2470	08/11/03	\$209,000	840	350	7	1947	3	7620	N	N	8450 13TH AV SW
8	430220	0660	09/22/05	\$230,000	880	0	7	1970	3	5120	N	N	8513 16TH AV SW
8	211320	0285	07/11/03	\$215,000	880	880	7	1958	4	6450	N	N	7714 18TH AV SW
8	430220	0635	06/21/04	\$290,000	880	400	7	1919	3	10240	N	N	8427 16TH AV SW
8	211270	0635	11/04/04	\$229,000	890	310	7	1949	3	6000	N	N	7764 13TH AV SW
8	329870	0241	02/23/05	\$259,950	900	430	7	1974	3	5300	N	N	8845 12TH AV SW
8	430220	0185	07/06/05	\$255,000	900	0	7	1951	4	5160	N	N	8625 18TH AV SW
8	643840	0210	08/25/05	\$321,000	900	900	7	1948	4	11981	N	N	7351 7TH AV SW
8	797260	1865	08/25/05	\$260,950	910	0	7	1971	3	7620	N	N	8415 6TH AV SW
8	430220	1120	12/04/03	\$239,500	910	240	7	1947	3	5120	N	N	8445 20TH AV SW
8	797260	2955	12/28/04	\$298,400	920	920	7	1948	4	9600	Y	N	1322 SW TRENTON ST
8	329870	0022	03/10/03	\$200,000	920	0	7	1947	3	5328	N	N	8816 16TH AV SW
8	329870	1069	06/29/05	\$200,000	940	280	7	2001	3	1460	N	N	9452 B 15TH AV SW
8	797260	4145	10/10/03	\$210,000	940	610	7	1963	3	7620	N	N	9442 11TH AV SW
8	312404	9170	03/05/03	\$209,950	940	0	7	1954	3	9490	N	N	9037 3RD AV SW
8	312404	9166	10/28/05	\$252,000	950	0	7	1954	4	6405	N	N	9400 4TH AV SW
8	797260	3620	06/22/04	\$185,950	950	0	7	1954	3	7620	N	N	9214 9TH AV SW
8	797260	2435	02/20/04	\$200,000	950	0	7	1951	3	6350	N	N	8408 13TH AV SW
8	430270	0125	10/13/05	\$250,500	950	600	7	1926	3	6051	N	N	8120 DELRIDGE WY SW
8	430220	0446	03/11/05	\$284,500	960	0	7	1947	4	4736	N	N	1717 SW CLOVERDALE ST
8	211470	0197	02/15/05	\$255,000	980	250	7	2005	3	1334	N	N	7632 HIGHLAND PARK WY SW
8	211470	0203	02/20/05	\$254,500	980	260	7	2005	3	1462	N	N	7626 HIGHLAND PARK WY SW
8	329870	1068	12/27/04	\$188,000	980	230	7	2001	3	1500	N	N	9454 15TH AV SW
8	211320	0370	11/22/04	\$203,000	990	0	7	1965	3	5160	N	N	7745 18TH AV SW
8	211470	0199	05/13/05	\$250,000	1000	260	7	2005	3	1082	N	N	7630 HIGHLAND PARK WY SW
8	211470	0201	05/17/05	\$249,000	1000	260	7	2005	3	1017	N	N	7628 HIGHLAND PARK WY SW
8	211370	0330	09/18/03	\$202,000	1010	450	7	1979	3	6360	Y	N	7921 14TH AV SW
8	211370	0335	03/24/05	\$245,000	1010	450	7	1979	3	6360	Y	N	7927 14TH AV SW
8	211370	0985	11/12/04	\$259,950	1010	1010	7	1965	3	4000	Y	N	8156 14TH AV SW
8	211370	0180	07/13/04	\$240,000	1010	0	7	1962	4	4000	N	N	7921 13TH AV SW
8	797260	0786	07/12/05	\$299,000	1010	0	7	1921	4	5162	N	N	7917 11TH AV SW
8	211270	0568	08/12/05	\$305,000	1020	1020	7	1989	3	4020	N	N	7737 12TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	211470	0735	01/10/05	\$241,950	1020	0	7	1964	3	4800	N	N	7766 11TH AV SW
8	797260	4360	10/10/05	\$220,000	1020	0	7	1956	4	7874	N	N	9455 8TH AV SW
8	211370	1125	09/09/03	\$225,000	1020	0	7	1918	4	4120	N	N	8153 12TH AV SW
8	789980	0295	08/24/04	\$300,000	1030	920	7	1975	4	5120	N	N	8815 17TH AV SW
8	302404	9150	05/20/03	\$200,000	1030	0	7	1962	3	6600	N	N	7317 7TH PL SW
8	211370	1130	12/02/05	\$358,000	1040	690	7	1965	4	4429	N	N	1204 SW THISTLE ST
8	797260	0440	04/27/04	\$206,000	1040	0	7	1949	3	7320	N	N	7944 9TH AV SW
8	211520	0005	01/04/05	\$255,000	1040	0	7	1925	3	9047	N	N	7501 7TH PL SW
8	329870	1059	12/09/05	\$219,950	1060	240	7	2003	3	1404	N	N	9442 15TH AV SW
8	329872	0100	07/22/04	\$272,500	1060	440	7	1982	3	7405	N	N	709 SW AUSTIN PL
8	329872	0120	10/20/05	\$325,000	1060	370	7	1982	3	7670	N	N	619 SW AUSTIN PL
8	797260	3848	11/20/03	\$251,000	1060	770	7	1963	3	7493	N	N	9250 11TH AV SW
8	797260	4115	09/29/05	\$276,950	1060	600	7	1962	3	7620	N	N	9406 11TH AV SW
8	430270	0505	05/12/05	\$269,000	1060	0	7	1925	3	5120	N	N	8141 16TH AV SW
8	211270	0390	01/10/03	\$229,950	1070	760	7	1960	3	4000	N	N	7753 13TH AV SW
8	329870	1061	03/18/05	\$191,000	1080	240	7	2003	3	1572	N	N	9448 15TH AV SW
8	211470	0657	01/22/04	\$260,000	1080	1010	7	1990	3	4802	N	N	7773 10TH AV SW
8	797260	1850	05/22/03	\$261,500	1080	700	7	1986	3	7620	N	N	8433 6TH AV SW
8	430220	0006	02/02/05	\$236,500	1080	700	7	1966	3	7705	N	N	2011 SW CLOVERDALE ST
8	430220	0570	09/12/05	\$307,500	1080	0	7	1965	5	5160	N	N	8624 17TH AV SW
8	329872	0160	07/22/04	\$340,000	1090	520	7	1982	4	10516	N	N	601 SW AUSTIN PL
8	211470	0190	07/08/05	\$240,775	1100	690	7	2000	3	2460	N	N	7625 8TH AV SW
8	211520	0017	05/21/04	\$220,000	1100	0	7	1983	3	6920	N	N	7513 7TH PL SW
8	797260	3835	11/19/04	\$230,000	1100	0	7	1962	3	7620	N	N	9232 11TH AV SW
8	329872	0110	08/10/05	\$310,000	1110	320	7	1982	3	7396	N	N	703 SW AUSTIN PL
8	430220	0704	04/16/04	\$244,200	1110	0	7	1966	4	5160	N	N	8436 17TH AV SW
8	329870	0854	01/31/03	\$244,000	1120	820	7	2002	3	4082	N	N	9259 12TH AV SW
8	789980	0431	09/14/04	\$249,000	1120	360	7	1969	3	4720	N	N	8823 18TH AV SW
8	797260	1785	04/19/05	\$284,950	1130	500	7	1964	3	7620	Y	N	8408 7TH AV SW
8	643840	0225	06/29/05	\$342,500	1130	900	7	1960	4	7658	Y	N	714 SW AUSTIN ST
8	789980	0190	06/05/03	\$255,000	1130	1060	7	1959	3	7080	N	N	8824 18TH AV SW
8	797260	0996	01/12/04	\$219,950	1130	150	7	1929	4	6313	N	N	1009 SW ELMGROVE ST

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	329870	0431	05/04/04	\$226,100	1140	750	7	1960	3	6771	N	N	9031 14TH AV SW
8	789980	0418	07/28/03	\$275,000	1150	730	7	2003	3	4720	N	N	8835 18TH AV SW
8	430220	0380	10/06/03	\$260,000	1150	1150	7	1962	3	5120	N	N	1722 SW TRENTON ST
8	329870	1071	11/29/04	\$235,000	1150	810	7	1929	3	6771	N	N	9455 14TH AV SW
8	211470	0660	04/20/05	\$286,520	1150	0	7	1919	3	4802	N	N	7777 10TH AV SW
8	329870	0816	05/09/03	\$250,000	1160	450	7	1953	4	6405	N	N	9220 13TH AV SW
8	430320	0080	06/18/03	\$228,950	1170	790	7	2003	3	5160	N	N	7956 DELRIDGE WY SW
8	430320	0145	09/10/03	\$229,950	1170	790	7	2003	3	5160	N	N	7904 DELRIDGE WY SW
8	430320	0150	09/05/03	\$228,713	1170	790	7	2003	3	4386	N	N	7902 DELRIDGE WY SW
8	430320	0085	03/03/04	\$230,000	1170	790	7	2002	3	5160	N	N	7952 DELRIDGE WY SW
8	430320	0090	05/31/05	\$265,000	1170	790	7	2002	3	5160	N	N	7948 DELRIDGE WY SW
8	430320	0115	08/31/05	\$280,000	1170	790	7	2001	3	5160	N	N	7928 DELRIDGE WY SW
8	797260	1698	06/26/03	\$285,000	1170	1010	7	1969	4	7620	Y	N	8426 6TH AV SW
8	211370	1075	08/18/03	\$235,900	1180	610	7	1988	3	4000	N	N	8113 12TH AV SW
8	797260	0190	06/29/05	\$369,000	1180	800	7	1987	4	7650	N	N	7915 5TH AV SW
8	797260	3875	09/23/04	\$295,000	1180	1180	7	1963	4	7620	N	N	9239 10TH AV SW
8	797260	1885	12/19/03	\$217,000	1180	200	7	1955	3	7620	N	N	8408 8TH AV SW
8	797260	1890	12/23/03	\$278,000	1180	1180	7	1955	4	7620	N	N	8414 8TH AV SW
8	126320	0145	11/19/04	\$294,000	1190	830	7	1993	3	4780	N	N	8811 10TH AV SW
8	789980	0410	03/26/04	\$267,000	1190	900	7	1963	3	4720	N	N	8843 18TH AV SW
8	797260	2165	07/20/04	\$277,000	1190	110	7	1921	3	7320	N	N	8415 9TH AV SW
8	797260	0425	06/03/04	\$260,000	1200	670	7	1954	3	6710	N	N	7924 9TH AV SW
8	797260	0430	10/21/05	\$395,000	1200	670	7	1954	3	7320	N	N	7930 9TH AV SW
8	789980	0030	08/14/03	\$251,000	1200	1020	7	1953	4	10240	N	N	8820 17TH AV SW
8	211370	1085	10/10/05	\$360,000	1210	810	7	1994	3	4022	N	N	8123 12TH AV SW
8	797260	4715	12/22/03	\$360,000	1210	350	7	1953	4	18000	Y	N	9414 5TH AV SW
8	211370	0794	09/09/05	\$240,850	1220	0	7	1966	3	4000	N	N	8128 15TH AV SW
8	329870	0156	03/04/05	\$280,000	1230	550	7	1990	3	6771	Y	N	8832 14TH AV SW
8	430220	0685	09/05/03	\$229,950	1230	0	7	1978	3	5160	N	N	8452 17TH AV SW
8	797260	1790	10/11/04	\$238,500	1230	0	7	1954	3	7620	Y	N	8414 7TH AV SW
8	211270	0600	04/02/03	\$226,110	1240	400	7	1977	3	5880	N	N	7763 12TH AV SW
8	329870	0155	01/21/05	\$276,000	1250	550	7	1990	3	6771	Y	N	8826 14TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	797260	1925	08/05/05	\$249,950	1250	0	7	1956	3	7620	N	N	8456 8TH AV SW
8	211470	0160	10/20/05	\$340,000	1260	620	7	1992	3	7326	N	N	7600 HIGHLAND PARK WY SW
8	312404	9168	02/10/05	\$235,000	1290	0	7	1954	3	7320	N	N	9256 4TH AV SW
8	211370	0155	08/06/03	\$280,000	1290	1000	7	1952	3	8002	N	N	7903 13TH AV SW
8	329870	0699	10/13/05	\$211,500	1300	0	7	1996	3	1778	N	N	9254 15TH AV SW
8	789980	0330	01/25/04	\$243,500	1300	1060	7	1976	3	5120	N	N	8814 20TH AV SW
8	797260	2745	07/13/05	\$303,000	1300	0	7	1958	3	7946	N	N	1414 SW CLOVERDALE ST
8	329870	0136	07/27/03	\$260,000	1300	0	7	1957	3	6993	N	N	1315 SW TRENTON ST
8	513200	0025	05/18/05	\$273,000	1300	0	7	2004	3	5080	N	N	8809 11TH AV SW
8	797260	3141	04/27/05	\$280,000	1300	0	7	1918	4	5080	N	N	8642 12TH AV SW
8	513200	0151	03/10/05	\$262,500	1320	0	7	1967	4	5040	N	N	8816 12TH AV SW
8	211470	0255	01/04/05	\$339,900	1330	150	7	1920	4	12100	Y	N	7523 8TH AV SW
8	797260	2985	02/20/03	\$230,000	1340	0	7	1946	3	7620	N	N	8633 13TH AV SW
8	430220	0200	10/23/03	\$235,000	1350	1000	7	1963	3	5160	N	N	8637 18TH AV SW
8	797260	1283	04/26/04	\$342,000	1370	930	7	1964	4	7620	Y	N	8114 7TH AV SW
8	797260	4445	10/29/04	\$260,000	1370	0	7	1957	4	7076	N	N	9444 8TH AV SW
8	329870	0860	02/25/03	\$239,000	1370	800	7	1951	4	6776	N	N	9401 12TH AV SW
8	211470	0805	11/23/05	\$252,000	1380	0	7	1979	4	4760	N	N	7759 11TH AV SW
8	797260	4300	05/28/03	\$176,700	1390	0	7	1954	3	7620	N	N	9409 9TH AV SW
8	797260	3396	03/30/04	\$246,000	1400	0	7	1941	3	6150	N	N	8607 9TH AV SW
8	430220	0690	08/02/05	\$369,950	1420	280	7	1919	4	5160	N	N	8448 17TH AV SW
8	797260	1675	05/08/03	\$302,000	1430	120	7	1969	3	8509	Y	N	8402 6TH AV SW
8	797260	4315	08/20/03	\$170,000	1440	0	7	1954	4	7620	N	N	9408 9TH AV SW
8	211270	0366	07/19/05	\$288,000	1460	0	7	1999	3	6000	N	N	7737 13TH AV SW
8	211370	1005	07/08/04	\$251,500	1460	0	7	1953	4	8000	Y	N	8136 14TH AV SW
8	329870	0215	08/04/05	\$350,000	1460	0	7	1916	4	7490	N	N	8809 12TH AV SW
8	797260	3705	03/17/05	\$245,050	1470	0	7	1954	3	8296	N	N	9203 8TH AV SW
8	775050	0330	06/06/05	\$250,000	1470	0	7	1917	3	7140	N	N	9025 9TH AV SW
8	797260	2111	02/10/03	\$219,000	1480	0	7	1958	3	7200	N	N	8438 10TH AV SW
8	797260	4685	07/11/03	\$224,000	1480	0	7	1916	3	7620	N	N	9425 5TH AV SW
8	329870	0095	03/08/05	\$375,000	1490	1490	7	2002	3	5772	Y	N	8815 14TH AV SW
8	430220	0890	04/29/05	\$348,000	1530	930	7	1991	3	5129	N	N	8412 18TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	329870	0110	06/23/03	\$315,000	1550	1440	7	2003	3	6771	N	N	8833 14TH AV SW
8	797260	1225	01/30/03	\$270,000	1550	400	7	1997	3	7620	N	N	8144 8TH AV SW
8	797260	3380	06/22/05	\$285,000	1550	0	7	1941	4	7380	N	N	8633 9TH AV SW
8	211370	0820	09/21/04	\$295,000	1580	0	7	1969	4	4600	N	N	8152 15TH AV SW
8	430320	0515	04/07/05	\$275,000	1660	290	7	1950	3	9856	N	N	7939 16TH AV SW
8	312404	9017	08/24/05	\$267,000	1710	0	7	1962	3	11180	N	N	9045 3RD AV SW
8	329870	0416	05/26/05	\$317,500	1780	0	7	2005	3	5001	N	N	9029 14TH AV SW
8	797260	4405	09/03/03	\$230,000	1830	0	7	1954	3	7320	N	N	9403 8TH AV SW
8	211320	0510	12/17/04	\$360,000	1850	1550	7	1967	3	10320	N	N	7743 20TH AV SW
8	211320	0545	10/13/04	\$286,000	1860	0	7	1991	3	5121	N	N	7744 DELRIDGE WY SW
8	430320	0070	08/01/05	\$400,000	1880	400	7	1960	5	10320	N	N	7955 20TH AV SW
8	643840	0010	03/15/05	\$435,000	1920	0	7	1975	4	8840	Y	N	612 SW OHELLO ST
8	430270	0130	05/05/03	\$292,000	1980	900	7	1990	3	4290	N	N	8118 DELRIDGE WY SW
8	789980	0345	08/08/03	\$300,000	2020	0	7	2003	3	5120	Y	N	8830 20TH AV SW
8	789980	0340	08/11/03	\$300,000	2020	0	7	2003	3	5120	Y	N	8824 20TH AV SW
8	797260	4595	04/07/05	\$335,000	2280	0	7	2004	3	7650	N	N	9409 6TH AV SW
8	797260	1825	05/27/03	\$330,000	2360	1600	7	1979	4	7620	Y	N	8456 7TH AV SW
8	645330	0306	10/24/03	\$360,000	2550	1790	7	1986	3	8521	N	N	9234 3RD AV SW
8	797260	0850	03/26/04	\$236,000	2580	0	7	1957	3	7620	N	N	8156 12TH AV SW
8	430270	0135	03/14/05	\$371,000	2920	0	7	1967	3	6450	N	N	8112 DELRIDGE WY SW
8	775050	0283	04/12/05	\$355,000	1220	800	8	2005	3	4780	N	N	9054 10TH AV SW
8	797260	1384	08/25/05	\$385,000	1340	480	8	1986	3	6504	Y	N	8112 6TH AV SW
8	430320	0290	12/13/05	\$375,000	1350	0	8	2003	3	5160	N	N	7910 20TH AV SW
8	211520	0022	10/01/05	\$399,950	1370	930	8	2005	3	5596	N	N	728 SW AUSTIN ST
8	430220	1080	12/21/05	\$335,000	1500	660	8	1961	3	7680	N	N	8415 20TH AV SW
8	211320	0235	07/09/04	\$319,950	1540	880	8	2004	3	5430	N	N	7758 18TH AV SW
8	211270	0224	07/26/04	\$312,500	1540	730	8	1992	3	3352	Y	N	7771 14TH AV SW
8	797260	0010	06/10/04	\$290,000	1620	0	8	1986	3	8994	N	N	7914 5TH AV SW
8	797260	0020	05/19/05	\$340,000	1620	0	8	1986	3	8994	N	N	7926 5TH AV SW
8	797260	4515	08/11/05	\$390,000	1630	1120	8	2005	3	7650	N	N	9408 7TH AV SW
8	211270	0160	04/29/05	\$325,000	1730	380	8	1980	3	4680	Y	N	1401 SW HOLDEN ST
8	797260	4520	02/23/05	\$385,500	1780	1210	8	2005	3	7650	N	N	9416 7TH AV SW

***Improved Sales Used In This Physical Inspection Analysis***  
**Area 77**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
8	797260	1360	06/24/03	\$356,500	1820	0	8	1986	3	10171	Y	N	8109 6TH AV SW
8	797260	1560	09/21/05	\$400,000	1840	0	8	2000	3	9702	N	N	8129 4TH AV SW
8	797260	3465	06/14/05	\$375,000	1870	0	8	2000	3	7650	N	N	8645 8TH AV SW
8	797260	1965	12/28/05	\$355,000	1890	0	8	1991	4	7620	N	N	8415 7TH AV SW
8	797260	2550	04/27/04	\$330,000	1930	0	8	1991	3	7620	Y	N	8426 14TH AV SW
8	513200	0162	08/11/05	\$352,000	1970	0	8	2005	3	5006	N	N	8808 12TH AV SW
8	312404	9212	11/05/03	\$254,000	1990	0	8	1993	3	7239	Y	N	9233 3RD AV SW
8	797260	0555	09/22/04	\$400,000	2010	1150	8	1928	4	9150	N	N	7957 9TH AV SW
8	797260	1608	12/20/05	\$415,000	2070	0	8	1999	3	9000	N	N	8444 5TH AV SW
8	430220	0912	06/15/05	\$397,000	2180	0	8	2005	3	5146	N	N	8413 18TH AV SW
8	797260	0742	09/22/03	\$325,000	2180	0	8	2000	3	5100	N	N	7944 12TH AV SW
8	211370	0040	02/24/04	\$314,000	2200	0	8	2003	3	3858	N	N	7929 12TH AV SW
8	797260	1430	03/09/05	\$408,000	2300	690	8	1999	3	7650	Y	N	8121 5TH AV SW
8	797260	1605	10/23/05	\$474,700	2340	0	8	2005	3	7365	N	N	8438 5TH AV SW
8	211270	0222	12/09/05	\$345,000	2380	0	8	1991	3	4000	Y	N	7767 14TH AV SW
8	797260	0085	03/29/05	\$402,995	2490	0	8	2004	3	9758	N	N	7917 4TH AV SW
8	797260	4593	04/18/05	\$378,500	2590	0	8	2005	3	7650	N	N	9415 6TH AV SW
8	797260	0090	08/25/03	\$372,000	2610	0	8	2003	3	9758	N	N	7911 4TH AV SW
8	797260	0084	05/02/03	\$408,830	2940	0	8	2003	3	9758	N	N	7923 4TH AV SW
8	797260	1415	01/07/03	\$373,000	1950	230	9	1996	3	7650	Y	N	8139 5TH AV SW
8	797260	1275	04/02/04	\$400,000	2070	1350	9	1957	3	17081	Y	N	8102 7TH AV SW
8	797260	0155	06/30/04	\$379,950	2180	0	9	1991	3	7650	Y	N	7939 5TH AV SW

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	085900	0080	03/12/03	\$237,000	NO MARKET EXPOSURE;
6	085900	0109	11/22/05	\$440,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	088000	0144	04/15/05	\$219,000	NO MARKET EXPOSURE;
6	193230	0445	10/27/03	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	193230	0535	01/28/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	223500	0025	09/03/03	\$231,850	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	223500	0040	12/03/03	\$266,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	223500	0065	04/25/05	\$65,000	LEASE OR LEASE-HOLD;
6	223500	0080	04/22/03	\$192,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	223500	0145	06/10/05	\$180,000	NO MARKET EXPOSURE;
6	260830	0105	12/17/04	\$225,000	SEGREGATION AND/OR MERGER; BUILDER OR DEVELOPER SALES;
6	317260	0070	06/29/05	\$289,900	QUIT CLAIM DEED;
6	317260	0110	04/11/03	\$146,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	317260	0190	06/03/04	\$260,100	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	327780	1445	05/05/05	\$47,310	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	327780	1585	05/26/05	\$93,821	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	327780	1640	04/21/03	\$250,000	SEGREGATION AND/OR MERGER;
6	339060	0010	03/10/04	\$218,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	362403	9034	12/22/04	\$234,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	362403	9047	05/17/04	\$227,000	NO MARKET EXPOSURE;
6	362403	9107	07/08/04	\$225,000	NO MARKET EXPOSURE;
6	362403	9173	06/24/04	\$200,000	NON-PROFIT ORGANIZATION;
6	362403	9174	06/08/05	\$191,000	NON-PROFIT ORGANIZATION;
6	362403	9175	06/25/04	\$220,000	NON-PROFIT ORGANIZATION;
6	362403	9176	06/25/04	\$215,000	NON-PROFIT ORGANIZATION;
6	362403	9177	08/20/04	\$215,000	NON-PROFIT ORGANIZATION;
6	362403	9178	06/24/04	\$220,000	NON-PROFIT ORGANIZATION;
6	362403	9179	06/25/04	\$185,000	NON-PROFIT ORGANIZATION;
6	362403	9180	06/25/04	\$200,000	NON-PROFIT ORGANIZATION;
6	436370	0019	07/01/05	\$285,000	NO MARKET EXPOSURE;
6	436370	0050	06/28/04	\$199,975	NO MARKET EXPOSURE;
6	436370	0075	03/16/04	\$217,500	STATEMENT TO DOR;
6	436370	0265	11/10/05	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436370	0325	09/20/04	\$132,826	QUIT CLAIM DEED; MULTI-PARCEL SALE;
6	436370	0360	06/26/03	\$120,630	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
6	436370	0405	03/12/04	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436370	0409	05/27/03	\$129,500	NO MARKET EXPOSURE;
6	436420	0005	05/24/04	\$205,000	NO MARKET EXPOSURE;
6	436420	0041	04/21/03	\$87,258	NO MARKET EXPOSURE;
6	436420	0155	11/01/05	\$369,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436420	0200	12/10/03	\$218,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	436420	0210	12/30/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436420	0275	08/26/05	\$121,763	QUIT CLAIM DEED;
6	436420	0295	06/07/04	\$255,000	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	436470	0015	08/25/04	\$222,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	436470	0045	03/05/04	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0061	09/04/03	\$251,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	436470	0125	05/27/04	\$236,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0155	03/24/03	\$122,284	PARTIAL INTEREST (1/3, 1/2, Etc.); STATEMENT TO DOR;
6	436470	0185	05/19/04	\$200,000	NO MARKET EXPOSURE;
6	436470	0205	09/28/04	\$289,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0260	02/28/03	\$310,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0270	08/26/05	\$282,060	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0560	03/17/04	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0640	06/11/04	\$285,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0655	05/22/03	\$254,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436470	0725	08/01/04	\$350,000	NO MARKET EXPOSURE;
6	436470	0793	10/01/03	\$263,200	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436470	0905	05/21/04	\$258,000	NO MARKET EXPOSURE;
6	436470	0985	02/19/03	\$210,000	NO MARKET EXPOSURE;
6	436520	0080	08/19/03	\$26,500	TEAR DOWN;
6	436520	0255	08/17/05	\$225,000	NO MARKET EXPOSURE;
6	436520	0385	04/27/05	\$284,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0405	08/29/05	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0445	11/18/05	\$275,000	NO MARKET EXPOSURE;
6	436520	0475	12/22/04	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436520	0485	04/01/03	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0500	02/20/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436520	0615	09/01/05	\$329,900	NO MARKET EXPOSURE;
6	436520	0690	09/15/05	\$358,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0825	08/14/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; RELOCATION - SALE BY SERVICE;
6	436520	0840	10/07/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0855	10/17/03	\$243,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0911	06/20/03	\$186,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436520	0935	05/14/03	\$221,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436570	0010	11/22/04	\$55,770	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436570	0205	04/11/05	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	436570	0206	04/19/04	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	436570	0245	10/18/04	\$187,000	CORPORATE AFFILIATES; BANKRUPTCY - RECEIVER OR TRUSTEE;
6	436570	0330	02/08/05	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	436570	0415	09/27/04	\$245,000	NON-REPRESENTATIVE SALE;
6	436570	0480	07/14/04	\$311,575	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	437850	0005	12/16/05	\$286,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	500500	0015	07/20/05	\$239,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	500500	0030	02/24/03	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	500500	0050	07/10/03	\$136,000	NO MARKET EXPOSURE;
6	500500	0250	03/12/04	\$155,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	500500	0255	05/11/04	\$181,543	NO MARKET EXPOSURE;
6	534720	0090	04/19/04	\$244,300	NO MARKET EXPOSURE;
6	555030	0090	07/20/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	681810	0185	03/04/03	\$184,600	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	688230	0095	04/17/03	\$242,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	738750	0011	03/26/04	\$238,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	738750	0030	09/12/05	\$200,000	NO MARKET EXPOSURE;
6	738750	0070	06/19/03	\$143,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	738750	0100	03/08/05	\$199,900	BANKRUPTCY - RECEIVER OR TRUSTEE;
6	738750	0110	07/23/04	\$215,000	NO MARKET EXPOSURE;
6	738750	0120	04/22/03	\$53,889	QUIT CLAIM DEED;
6	738750	0230	05/10/05	\$253,000	NO MARKET EXPOSURE;
6	738750	0280	08/23/04	\$185,000	NO MARKET EXPOSURE;
6	745100	0110	12/11/03	\$253,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0055	07/21/05	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0075	11/30/05	\$256,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	745250	0080	06/04/04	\$219,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0090	03/17/05	\$229,975	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0125	09/08/04	\$197,500	NO MARKET EXPOSURE;
6	745250	0130	03/28/05	\$195,000	NO MARKET EXPOSURE;
6	745250	0135	05/27/03	\$110,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0270	08/27/03	\$188,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0275	03/11/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0330	11/02/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0335	06/08/04	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
6	745250	0345	06/14/04	\$215,150	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0380	06/10/03	\$201,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0395	06/07/03	\$244,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0435	10/13/05	\$269,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0570	07/25/03	\$199,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	745250	0620	12/16/05	\$217,639	NO MARKET EXPOSURE;
6	745250	0695	02/11/04	\$239,000	NO MARKET EXPOSURE;
6	745250	0730	06/04/04	\$182,000	NO MARKET EXPOSURE;
6	798540	0230	02/24/05	\$250,250	IMP. CHARACTERISTICS CHANGED SINCE SALE; \$1,000 SALE OR LESS;
6	798540	0261	04/05/04	\$400,000	MULTI-PARCEL SALE;
6	798540	0264	04/05/04	\$400,000	MULTI-PARCEL SALE;
6	798540	0355	06/02/05	\$296,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812210	0055	09/09/03	\$172,950	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812210	0505	02/11/04	\$130,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812210	0810	06/10/04	\$87,676	QUIT CLAIM DEED;
6	812210	0835	11/07/03	\$168,000	NON-REPRESENTATIVE SALE;
6	812210	0930	04/08/03	\$135,000	NO MARKET EXPOSURE;
6	812210	1015	07/19/05	\$279,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	812210	1060	12/10/04	\$172,000	TEAR DOWN; BANKRUPTCY - RECEIVER OR TRUSTEE;
6	812210	1140	02/11/05	\$276,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812210	1150	04/22/03	\$200,000	NO MARKET EXPOSURE;
6	812210	1315	05/09/03	\$153,000	NON-REPRESENTATIVE SALE;
6	812210	1340	10/27/04	\$5,320,000	MULTI-PARCEL SALE;
6	812210	1385	10/27/04	\$5,320,000	MULTI-PARCEL SALE;
6	812210	1410	10/27/04	\$5,320,000	MULTI-PARCEL SALE;
6	812210	1415	10/27/04	\$5,320,000	MULTI-PARCEL SALE;
6	812210	1421	10/27/04	\$5,320,000	MULTI-PARCEL SALE;
6	812210	1440	06/05/03	\$137,500	1031 TRADE; NON-REPRESENTATIVE SALE;
6	812210	1460	07/27/05	\$71,563	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
6	812210	1475	03/10/03	\$66,006	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	812260	0005	06/11/04	\$287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS;
6	812260	0007	06/11/04	\$287,500	IMP. CHARACTERISTICS CHANGED SINCE SALE; SEGREGATION AND/OR MERGER; AND OTHER WARNINGS;
6	812260	0135	03/10/04	\$230,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812260	0185	07/19/05	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812260	0215	03/27/03	\$130,000	NON-REPRESENTATIVE SALE;
6	812310	0120	03/09/05	\$127,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
6	812870	0010	12/17/03	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812870	0045	01/07/04	\$157,000	NO MARKET EXPOSURE;
6	812870	0055	05/07/04	\$150,000	NO MARKET EXPOSURE;
6	812870	0105	06/01/04	\$200,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	812870	0135	10/25/04	\$237,500	NO MARKET EXPOSURE;
6	812870	0140	07/08/04	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815010	0170	09/21/04	\$201,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815010	0185	09/25/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815010	0195	06/24/05	\$99,300	QUIT CLAIM DEED; STATEMENT TO DOR;
6	815010	0240	08/07/03	\$224,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	815010	0250	07/01/03	\$212,650	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	910900	0025	01/05/05	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0135	05/13/03	\$232,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0675	04/26/04	\$146,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	926920	0680	07/05/05	\$225,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0730	04/21/05	\$197,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0755	03/16/05	\$279,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0781	08/13/04	\$272,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	926920	0926	10/15/03	\$89,569	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
6	935290	0375	03/10/05	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	935290	0480	09/20/04	\$132,826	QUIT CLAIM DEED; MULTI-PARCEL SALE;
6	935290	0505	04/19/03	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	935290	0605	03/30/04	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	935290	0710	04/12/04	\$185,000	NO MARKET EXPOSURE;
6	935290	0730	10/20/04	\$145,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	935290	0740	02/18/04	\$157,950	NO MARKET EXPOSURE;
6	935290	0760	08/27/03	\$267,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
6	948570	0076	03/29/05	\$270,000	TEAR DOWN;
6	948570	0176	04/07/03	\$102,133	RELATED PARTY, FRIEND, OR NEIGHBOR;
6	948570	0325	09/27/05	\$375,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	203120	0005	10/13/05	\$360,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	211270	0240	09/01/05	\$160,000	QUIT CLAIM DEED;
8	211270	0291	04/21/04	\$229,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211270	0425	01/12/04	\$115,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; BUILDER OR DEVELOPER SALES;
8	211270	0570	04/10/03	\$172,675	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211270	0640	11/14/05	\$259,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211320	0025	07/15/03	\$100,000	NON-REPRESENTATIVE SALE;
8	211320	0240	10/30/03	\$177,000	CORRECTION DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
8	211320	0480	01/19/04	\$242,000	LEASE OR LEASE-HOLD;
8	211370	0135	08/22/05	\$225,700	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211370	0625	03/16/04	\$204,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211370	0635	10/18/05	\$135,016	QUIT CLAIM DEED;
8	211370	0705	09/16/05	\$269,900	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211370	0720	07/20/05	\$120,000	NON-REPRESENTATIVE SALE;
8	211370	0740	08/09/05	\$186,150	NON-REPRESENTATIVE SALE;
8	211370	0790	07/17/03	\$93,127	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	211370	0975	05/24/05	\$177,745	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
8	211370	1040	07/06/04	\$112,111	QUIT CLAIM DEED;
8	211370	1195	05/12/03	\$70,365	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	211470	0005	03/08/04	\$185,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211470	0145	11/17/05	\$205,000	NON-REPRESENTATIVE SALE;
8	211470	0178	12/06/04	\$165,000	MULTI-PARCEL SALE;
8	211470	0180	12/06/04	\$165,000	MULTI-PARCEL SALE;
8	211470	0195	08/25/05	\$200,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	211470	0525	02/22/05	\$135,000	NON-REPRESENTATIVE SALE;
8	211470	0800	02/05/04	\$100,000	NON-REPRESENTATIVE SALE;
8	211470	0895	11/29/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	211520	0020	08/26/03	\$240,000	SEGREGATION AND/OR MERGER;
8	302404	9168	03/24/05	\$350,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	312404	9175	05/18/05	\$255,000	NO MARKET EXPOSURE;
8	312404	9210	11/19/04	\$288,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	329870	0005	08/09/04	\$218,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	329870	0006	06/23/03	\$84,850	PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR;
8	329870	0028	03/23/04	\$165,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	329870	0151	10/30/04	\$91,735	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	329870	0170	06/15/04	\$239,950	NON-REPRESENTATIVE SALE;
8	329870	0181	01/18/05	\$107,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
8	329870	0345	11/12/04	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	329870	0346	06/05/04	\$36,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	329870	0440	03/28/05	\$252,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	329870	0461	11/17/05	\$145,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	329870	0670	07/06/05	\$290,000	BUILDER OR DEVELOPER SALES;
8	329870	0735	04/03/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	329870	0747	09/19/05	\$80,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	329870	0892	11/10/05	\$105,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	329870	0896	09/30/05	\$43,100	NO MARKET EXPOSURE;
8	329870	0901	02/25/05	\$65,530	QUIT CLAIM DEED; RELOCATION - SALE BY SERVICE; AND OTHER WARNINGS;
8	329870	0940	01/09/04	\$107,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	329870	0955	12/18/03	\$200,900	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	329870	0965	09/15/03	\$212,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	329870	1022	12/27/04	\$90,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	329870	1038	09/23/05	\$287,500	BUILDER OR DEVELOPER SALES;
8	329872	0020	01/27/04	\$190,000	NON-REPRESENTATIVE SALE;
8	430220	0215	10/24/05	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	430220	0243	01/15/03	\$86,445	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	430220	0400	10/18/03	\$164,803	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	430220	0535	02/18/05	\$85,090	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS;
8	430220	0670	09/18/04	\$77,381	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
8	430220	1045	04/05/05	\$53,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
8	430220	1125	10/06/05	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	430270	0380	07/08/04	\$205,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	430270	0485	01/31/05	\$128,000	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.); AND OTHER WARNINGS;
8	430270	0530	08/12/04	\$168,000	NON-REPRESENTATIVE SALE;
8	430320	0095	04/20/05	\$253,000	NON-REPRESENTATIVE SALE;
8	430320	0545	11/16/04	\$265,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	513200	0160	07/12/04	\$240,990	NON-REPRESENTATIVE SALE;
8	537020	0020	12/22/04	\$120,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	537020	0050	03/26/03	\$117,500	NO MARKET EXPOSURE;
8	537020	0100	09/14/04	\$190,000	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	537020	0105	11/19/03	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	537020	0115	11/12/03	\$160,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	537020	0210	11/08/04	\$250,000	SEGREGATION AND/OR MERGER;
8	537020	0250	03/29/04	\$160,000	NO MARKET EXPOSURE;
8	643840	0005	04/19/05	\$270,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	645330	0060	09/28/04	\$165,451	CORPORATE AFFILIATES; EXEMPT FROM EXCISE TAX;
8	775050	0110	10/19/05	\$235,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX;
8	775050	0255	05/03/04	\$162,500	NO MARKET EXPOSURE;
8	775050	0285	05/06/04	\$250,000	SEGREGATION AND/OR MERGER;
8	775050	0480	04/09/03	\$129,800	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	789980	0145	01/26/04	\$216,000	NON-REPRESENTATIVE SALE;
8	789980	0375	06/24/04	\$258,000	MULTI-PARCEL SALE;
8	789980	0380	06/24/04	\$258,000	MULTI-PARCEL SALE;
8	789980	0575	04/11/05	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	0220	09/28/04	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0240	07/22/05	\$153,000	QUIT CLAIM DEED; STATEMENT TO DOR;
8	797260	0305	06/03/05	\$100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0320	04/26/04	\$218,750	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0525	04/05/04	\$195,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0560	11/21/05	\$123,500	NO MARKET EXPOSURE; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0565	09/09/04	\$341,000	NO MARKET EXPOSURE;
8	797260	0695	06/28/05	\$286,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0756	05/26/05	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	0810	02/06/04	\$98,500	NO MARKET EXPOSURE;
8	797260	0900	05/06/03	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	1010	03/09/04	\$208,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	1095	04/13/04	\$159,900	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	1254	07/21/03	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	1412	11/05/04	\$410,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	1450	10/05/05	\$350,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	1492	08/21/03	\$325,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	1595	12/15/03	\$365,000	SEGREGATION AND/OR MERGER;
8	797260	1600	11/24/03	\$185,000	MULTI-PARCEL SALE;
8	797260	1645	06/08/04	\$58,586	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);
8	797260	1660	11/15/05	\$447,950	SEGREGATION AND/OR MERGER;
8	797260	1805	12/28/04	\$150,000	PARTIAL INTEREST (1/3, 1/2, Etc.);
8	797260	2020	01/13/03	\$179,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2040	05/28/03	\$106,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	2090	03/15/03	\$130,000	QUIT CLAIM DEED;
8	797260	2140	06/12/03	\$140,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Improved Sales Removed From This Physical Inspection Analysis***  
**Area 77**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
8	797260	2155	02/18/05	\$174,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2160	11/14/05	\$73,456	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	2281	06/18/03	\$184,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2300	10/27/05	\$225,000	NON-REPRESENTATIVE SALE;
8	797260	2476	04/13/05	\$220,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2600	06/05/03	\$95,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2702	07/02/03	\$189,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	2943	02/25/03	\$85,000	MULTI-PARCEL SALE;
8	797260	2950	02/25/03	\$85,000	MULTI-PARCEL SALE;
8	797260	3070	05/19/04	\$244,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	797260	3311	09/21/04	\$149,954	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	3371	05/25/04	\$152,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
8	797260	3730	05/07/03	\$127,450	NON-REPRESENTATIVE SALE;
8	797260	3745	08/22/05	\$84,790	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	3865	02/19/04	\$74,662	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
8	797260	3935	09/03/03	\$25,835	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS;
8	797260	4045	12/16/03	\$93,500	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	4155	12/03/03	\$45,750	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	4160	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;
8	797260	4240	07/07/03	\$175,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	4255	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;
8	797260	4260	11/10/04	\$60,000	GOVERNMENT AGENCY; QUIT CLAIM DEED; AND OTHER WARNINGS;
8	797260	4395	08/04/05	\$203,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
8	797260	4410	10/13/04	\$208,500	NO MARKET EXPOSURE;
8	797260	4411	03/02/04	\$76,950	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	4485	02/26/04	\$31,505	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR;
8	797260	4605	08/26/05	\$103,114	QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.);

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.4%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2005 and 2006 Ratio Analysis charts included in this report.

*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2006 assessment year (taxes payable in 2007) results in an average total change from the 2005 assessments of +6.9%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## ***Area 77 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.984.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
4	2	0.586	0.911	55.5%	-0.833	2.656
5	35	0.902	1.004	11.3%	0.954	1.054
6	422	0.884	0.984	11.3%	0.971	0.997
7	264	0.925	0.983	6.2%	0.967	0.998
8	59	0.922	0.984	6.7%	0.960	1.007
9	3	1.000	1.025	2.5%	0.905	1.145
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1901 - 1920	83	0.902	0.998	10.7%	0.968	1.029
1921 - 1940	121	0.878	0.983	11.9%	0.957	1.009
1941 - 1950	244	0.864	0.972	12.5%	0.956	0.987
1951 - 1965	160	0.924	1.004	8.6%	0.983	1.025
1966 - 2000	103	0.936	0.975	4.3%	0.954	0.997
2000 - 2005	74	0.966	0.985	1.9%	0.963	1.007
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	3	1.044	1.045	0.2%	0.942	1.149
Average	491	0.945	0.982	3.9%	0.972	0.993
Good	253	0.843	0.985	16.9%	0.968	1.002
Very Good	38	0.803	0.995	24.0%	0.945	1.045
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	631	0.897	0.986	10.0%	0.976	0.996
1.5	63	0.907	0.984	8.5%	0.949	1.020
2	85	0.946	0.974	3.0%	0.952	0.996
2.5	2	0.893	1.027	14.9%	0.549	1.504
3	4	0.896	0.949	6.0%	0.924	0.974

## ***Area 77 Physical Inspection Ratio Confidence Intervals***

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2006 weighted mean is 0.984.

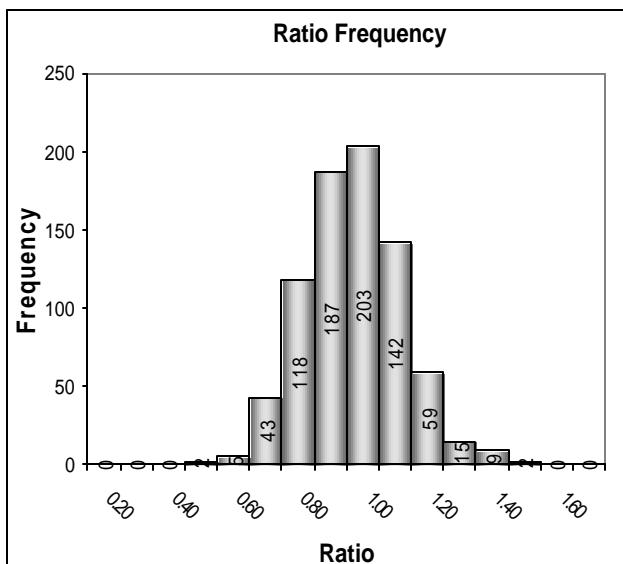
The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
400 - 750	167	0.882	0.991	12.4%	0.971	1.011
751 - 1000	235	0.884	0.978	10.6%	0.961	0.995
1001 - 1250	207	0.922	0.989	7.2%	0.972	1.006
1251 - 1500	94	0.907	0.980	8.0%	0.955	1.004
1501 - 2000	52	0.953	0.991	4.0%	0.957	1.026
2001 - 3000	30	0.909	0.973	7.1%	0.929	1.016
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	704	0.905	0.983	8.6%	0.973	0.992
Y	81	0.893	0.996	11.5%	0.965	1.026
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	785	0.904	0.984	8.9%	0.975	0.993
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
6	356	0.885	0.984	11.2%	0.971	0.997
8	429	0.920	0.985	7.0%	0.972	0.997
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
500 - 3000	45	1.001	0.979	-2.2%	0.954	1.004
3000 - 4500	96	0.903	0.996	10.3%	0.970	1.022
4501 - 5000	110	0.856	0.966	12.8%	0.943	0.989
5001 - 5500	157	0.892	0.977	9.6%	0.957	0.997
5501 - 6500	98	0.896	0.992	10.7%	0.963	1.020
6501 - 7500	119	0.906	0.983	8.5%	0.960	1.007
7501 - 8500	113	0.922	1.008	9.3%	0.983	1.032
8501 - 18000	47	0.922	0.966	4.8%	0.930	1.003

## 2005 Improved Parcel Ratio Analysis

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 6/29/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>White Center</b>	<b>Appr ID:</b> <b>RPIE</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<i>Sample size (n)</i> 785			
<i>Mean Assessed Value</i>	230,100		
<i>Mean Sales Price</i>	254,600		
<i>Standard Deviation AV</i>	46.202		
<i>Standard Deviation SP</i>	57,289		
<b>ASSESSMENT LEVEL</b>			
<i>Arithmetic Mean Ratio</i>	0.921		
<i>Median Ratio</i>	0.920		
<i>Weighted Mean Ratio</i>	0.904		
<b>UNIFORMITY</b>			
<i>Lowest ratio</i>	0.468		
<i>Highest ratio:</i>	1.404		
<i>Coefficient of Dispersion</i>	13.03%		
<i>Standard Deviation</i>	0.150		
<i>Coefficient of Variation</i>	16.29%		
<i>Price Related Differential (PRD)</i>	1.019		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<i>Lower limit</i>	0.907		
<i>Upper limit</i>	0.931		
<b>95% Confidence: Mean</b>			
<i>Lower limit</i>	0.910		
<i>Upper limit</i>	0.931		
<b>SAMPLE SIZE EVALUATION</b>			
<i>N (population size)</i>	4537		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.150		
<b>Recommended minimum:</b>	36		
<i>Actual sample size:</i>	785		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	395		
# ratios above mean:	390		
<i>Z:</i>	0.178		
<b>Conclusion:</b>	<b>Normal*</b>		
<i>*i.e. no evidence of non-normality</i>			

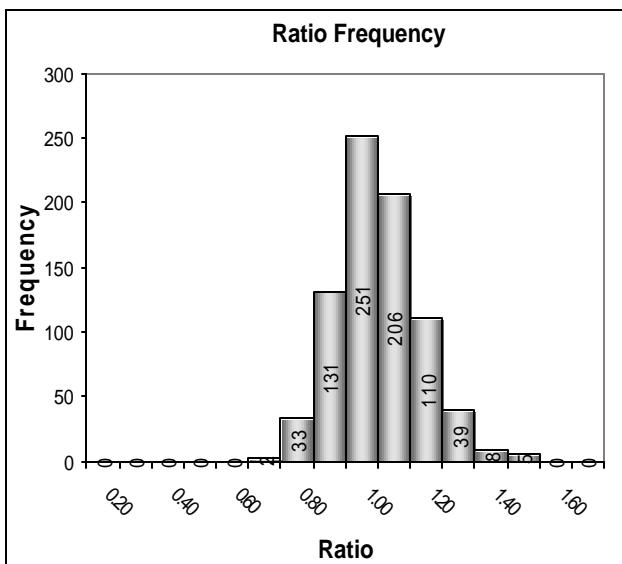


### COMMENTS:

1 to 3 Unit Residences throughout Area 77

## 2006 Improved Parcel Ratio Analysis

<b>District/Team:</b> WC / Team - 3	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 6/29/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> <b>White Center</b>	<b>Appr ID:</b> <b>RPIE</b>	<b>Property Type:</b> <b>1 to 3 Unit Residences</b>	<b>Adjusted for time?:</b> <b>No</b>
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	785		
<b>Mean Assessed Value</b>	250,600		
<b>Mean Sales Price</b>	254,600		
<b>Standard Deviation AV</b>	46,656		
<b>Standard Deviation SP</b>	57,289		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	1.000		
<b>Median Ratio</b>	0.988		
<b>Weighted Mean Ratio</b>	0.984		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.638		
<b>Highest ratio:</b>	1.494		
<b>Coefficient of Dispersion</b>	10.11%		
<b>Standard Deviation</b>	0.128		
<b>Coefficient of Variation</b>	12.78%		
<b>Price Related Differential (PRD)</b>	1.016		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<b>Lower limit</b>	0.979		
<b>Upper limit</b>	1.004		
<b>95% Confidence: Mean</b>			
<b>Lower limit</b>	0.991		
<b>Upper limit</b>	1.009		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	4537		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.128		
<b>Recommended minimum:</b>	26		
<b>Actual sample size:</b>	785		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<b># ratios below mean:</b>	417		
<b># ratios above mean:</b>	368		
<b>Z:</b>	1.749		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout Area 77

Both assessment level and uniformity have been improved by application of the recommended values.

## **USPAP Compliance**

### ***Client and Intended Use of the Appraisal:***

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-7. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The revaluation is subject to their periodic review.*

### ***Definition and date of value estimate:***

#### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65) . . . or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

#### **Highest and Best Use**

WAC 458-12-330      REAL PROPERTY VALUATION—HIGHEST AND BEST USE.

*All property, unless otherwise provided by statute, shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Uses which are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in estimating the highest and best use.*

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less productive purposes than similar land is*

*being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."*

### **Assumptions and Limiting Conditions:**

1. *No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*

2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.
3. No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.
4. Rental areas herein discussed have been calculated in accord with generally accepted industry standards.
5. The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.
6. The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.
7. The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.
8. No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.
9. Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.
10. The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.
11. An attempt to segregate personal property from the real estate in this appraisal has been made.
12. The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.
13. I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.
14. Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.

### **Departure Provisions:**

*Which if any USPAP Standards Rules were departed from or exempted by the Jurisdictional Exception*

SR 6-2 (i)

*The assessor has no access to title reports and other documents. Because of budget limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. The mass appraisal must be completed in the time limits as indicated in the Revaluation Plan and as budgeted.*

### **CERTIFICATION:**

*I certify that, to the best of my knowledge and belief:*

- The statements of fact contained in this report are true and correct*
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.*
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.*
- I have no bias with respect to the property that is the subject of this report or to the parties involved.*
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.*
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.*
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.*
- The area(s) physically inspected for purposes of this revaluation are outlined in the body of this report.*



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.
7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.

8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr